

ATTACHMENT E
 Page 1 of 3

#	Street	Lot Size	House	Garage	Total	FAR
575	Bobolink	7500	2172	500	2672	35.6%
571	Bobolink	8125	1879	424	2303	28.3%
567	Bobolink	8125	1555	500	2055	25.3%
563	Bobolink	7380	1880	500	2380	32.2%
559	Bobolink	8060	2149	500	2649	32.9%
1315	Bobolink	6000	1468	537	2005	33.4%
1323	Bobolink	6000	1564	500	2064	34.4%
1329	Bobolink	6000	1564	500	2064	34.4%
1335	Bobolink	6500	1936	420	2356	36.2%
1341	Bobolink	6500	1564	500	2064	31.8%
1316	Bobolink	6825	1555	500	2055	30.1%
1324	Bobolink	6300	1555	500	2055	32.6%
1330	Bobolink	6305	1564	500	2064	32.7%
1336	Bobolink	6615	1555	500	2055	31.1%
1342	Bobolink	6300	1564	500	2064	32.8%
1348	Bobolink	6300	1555	500	2055	32.6%
1354	Bobolink	6825	1858	420	2278	33.4%
1360	Bobolink	6825	2270	420	2690	39.4%
1366	Bobolink	6825	1662	500	2162	31.7%
1368	Bobolink	7245	1994	500	2494	34.4%
1372	Bobolink	6000	1564	500	2064	34.4%
1374	Bobolink	6000	1530	500	2030	33.8%
1376	Bobolink	6000	1564	500	2064	34.4%
1380	Bobolink	6500	1564	500	2064	31.8%
		6711	1712	488	2200	32.9%

Average

1313	Bobwhite	8500	1941	681	2622	30.8%
1316	Bobwhite	6720	1762	420	2182	32.5%
1324	Bobwhite	6624	1564	500	2064	31.2%
1330	Bobwhite	7344	1879	424	2303	31.4%
1336	Bobwhite	10764	1998	496	2494	23.2%
1342	Bobwhite	8448	1534	500	2034	24.1%
1348	Bobwhite	6993	1669	500	2169	31.0%
1354	Bobwhite	6864	1555	500	2055	29.9%
1360	Bobwhite	6240	2137	500	2637	42.3%
1366	Bobwhite	6825	1762	500	2262	33.1%
		7532	1780	502	2282	30.9%

Average

579	Arran Ct.	8255	1534	496	2030	24.6%
583	Arran Ct.	7620	1555	500	2055	27.0%
587	Arran Ct.	9144	1953	496	2449	26.8%
591	Arran Ct.	6141	1564	500	2064	33.6%
586	Arran Ct.	7500	1756	500	2256	30.1%
582	Arran Ct.	8400	1555	500	2055	24.5%
		7843	1653	499	2152	27.7%

Average

ATTACHMENT E

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#	Street	Lot Size	House	Garage	Total	FAR
587	Belfast	8250	1762	420	2182	26.4%
583	Belfast	5978	1564	500	2064	34.5%
575	Belfast	7544	1534	496	2030	26.9%
571	Belfast	7500	1564	500	2064	27.5%
570	Belfast	7104	1534	496	2030	28.6%
574	Belfast	8500	1534	496	2030	23.9%
578	Belfast	6500	1564	500	2064	31.8%
582	Belfast	6360	1555	500	2055	32.3%
586	Belfast	7006	1555	500	2055	29.3%
		7194	1574	490	2064	29.0%

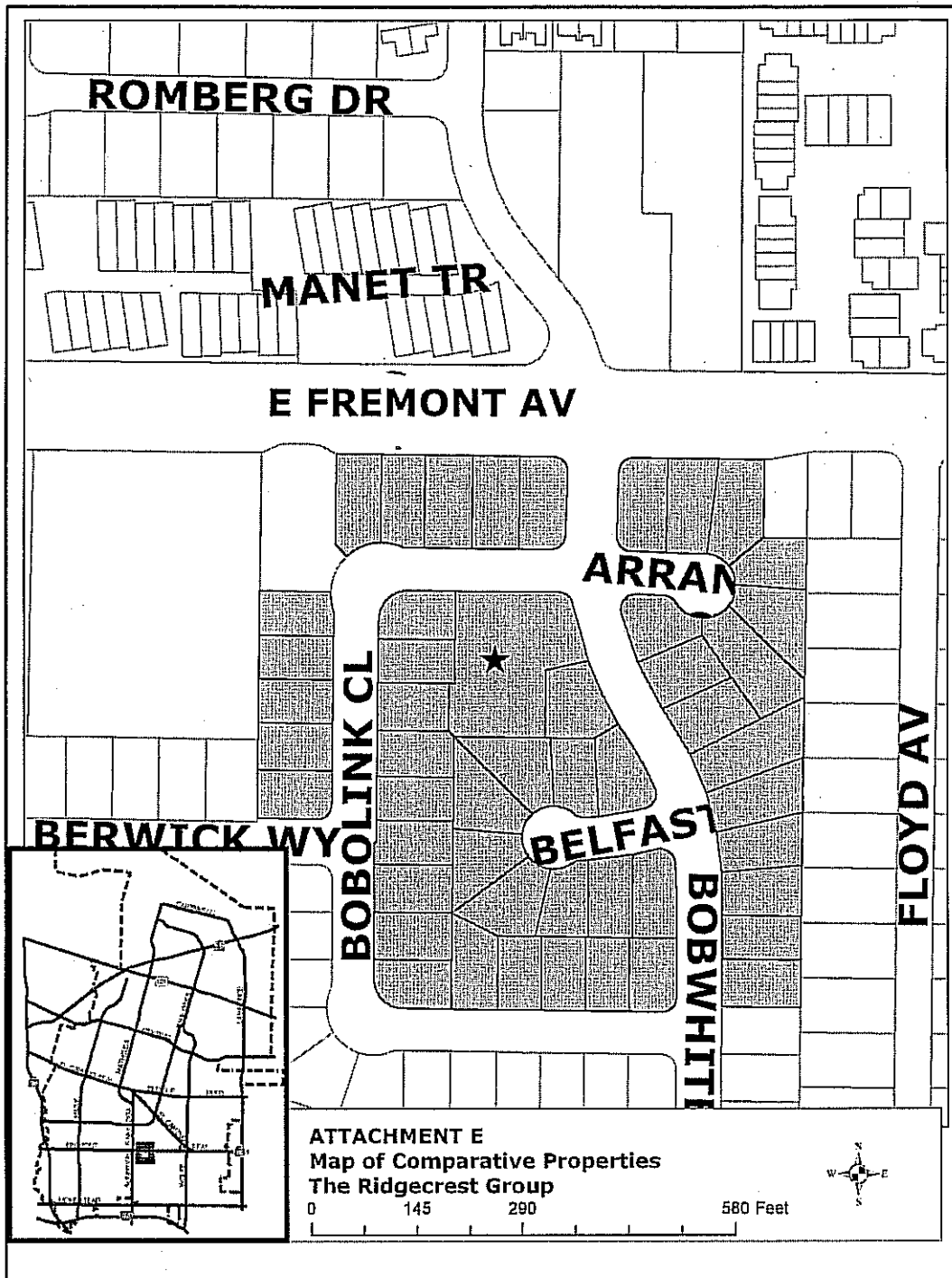
Average

7320 1680 495 2174 31.2% Overall Average

Proposed Project	Lot Size	House	Garage	Total	FAR
Parcel 1 Bobolink	7240	2591	430	3020	41.7%
Parcel 2 Bobolink	7849.5	2559	430	2989	38.1%
Parcel 3 Bobolink	7149.5	1960	445	2405	33.6%
Parcel 4 Bobolink	7282	1960	430	2390	32.8%
	7380	2268	434	2701	36.6%

Average

**60 588 -61 527 5.4% Proposed vs.
existing**





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ATTACHMENT F

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July 6, 2005

Andy Miner
Principal Planner
City of Sunnyvale
Community Development Department
456 W. Olive Avenue
Sunnyvale, CA 94088

RE: 574 Bobolink Circle, Sunnyvale, CA

Dear Mr. Miner:

I am writing this letter to provide you with a background on the project we are proposing for the address mentioned above, as well as our goals in designing this project. Furthermore, I am also taking this opportunity to address the several concerns raised by Staff and the Planning Commission at the Planning Commission Study Session of June 27, 2005.

SUMMARY

We are proposing to develop a 29,500 sq.ft. lot with four single family detached homes. The property is located on the southeast corner of Bobolink Circle and Bobwhite Avenue just east of Fremont Avenue. In designing this project, we reviewed 15 alternative lot configurations and accesses. After a careful consideration of the options, we selected the proposed design. We believe that this design is the most compatible with the surrounding lot configurations and home designs. In addition, it has the least impact on the surrounding neighborhood.

The Planning Commission and the Staff have expressed several concerns regarding the design of the project. These concerns and the responses are summarized below:

The size of the homes (Staff)	Although the proposed homes are larger than the average homes in the neighborhood, there are several houses in the immediate vicinity that have similar FARs (a list of addresses are provided further on Page 5 of this letter). The proposed homes meet the General Plan's Policy D4 - which encourages construction of the homes for large families
The circulation for the rear lots (Staff)	Our engineer has evaluated this concern and has determined that there is ample back up area for the cars. The Code requires 24 feet minimum - We propose 36 feet.
Reduce the number of lots from 4 to 3 (Planning Commission)	Reducing the number of lots will not change the lot configuration for this project. The lot designs and areas of the front units would remain the same. <i>Due to the significant cost of the land, this option would render this project not feasible to build.</i>
Impact on the oak tree on the adjacent property (Planning Commission)	An arborist has evaluated the oak tree and has recommended mitigation measures to reduce any impact on this tree. Only a small portion of the tree's canopy overhangs into our property. Alternative construction methods and tree protection plan will minimize any impact on the oak tree.
Providing single access to all of the parcels (Planning Commission)	This option will require L shaped buildings with the driveways abutting the front door. It is less desirable than the proposed project because it increases the amount of concrete adjacent to the front doors. In addition, the existing homes in this area are designed with their garages facing the street and have direct access from the street. The proposed driveways are similar to the existing clustered driveways in this subdivision.

Access from Bobwhite Avenue (Planning Commission)	We have evaluated this option. We believe that this option would isolate the flag lots (Attachment 1 - Options H and I). Furthermore, an access from the rear would require removal of the palm tree and will be too close to the oak tree.
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In conclusion we believe that the proposed design is the most compatible with the surrounding houses and is consistent with the City of Sunnyvale's General Plan Goals and Policies. We urge the staff and the Planning Commission to recommend the approval of our project to the City Council.

BACKGROUND

The subject property is approximately 29,500 sq.ft. and is located in the R-0/S Zoning District. - this zoning district allows minimum lot sizes of 6,000 sq. ft. In 2002, the City Council adopted the Single Story Overlay Zoning District for this block of the neighborhood, which limits the homes to one story only.

This neighborhood was developed in 1950s and the design of the subdivision is typical of the 1950's development with ranch style architecture. The lot sizes on this block range from 6000 sq. ft. to 8000 sq.ft., and the size of the homes are between 1,560 sq. ft. to 3,190 sq.ft. There is a mixture of single story and two story homes in the neighborhood at large. The block south of Bobwhite and north, east and west of Bobolink Circle has been developed with single story homes - the houses on this block are limited to one story high.

We purchased this property in September of 2004. Between September 2004 and February 2005, we evaluated 15 different options (see Attachment 1) for developing this site. Since the area of the site is about 500 sq. ft. short of the required area for 5 lots, we considered including the adjacent home to the north (1313 Bobwhite Avenue) into our project to yield 6 parcels. The options we considered included four, five and six lots with alternative access from Bobolink circle and Bobwhite Avenue. After careful consideration of all of the options, we chose the design that is currently before the Planning Commission - which is to develop a 29,500 sq. ft. lot with four single family detached homes.

OUR GOALS

As part of our design process, we took careful consideration of incorporating our following goals - which focus on the aesthetics of the neighborhood, the current economic needs and trends for larger homes, as well as the City requirements:

1. Design a project that has the minimum impact on the surrounding neighborhood;

2. The orientations of the parcels to be as similar to the existing lots as possible;
3. The homes to be oriented externally, toward the neighborhood, as well as internally, toward the homes in the rear;
4. The homes to be designed for large families, families who require an office at home, and/or families who live with their extended family members; and
5. The homes to be designed so they are compatible with the neighborhood and are economically feasible to build.

As the attached site plan (Attachment 2) shows, the project site is odd shaped. Because of this shape, we were not able to design the parcels with standard frontages on the abutting streets. We looked at several access alternatives including single access to all of the homes (Attachment 1). However, the majority of the single access options would result in homes that would be oriented internally toward the development with their sides or rear toward the neighborhood (Attachment 1 options A through D, N and G). A few of the options include the option of having one or two homes facing the street with their back to the rear homes with no relations between them (Attachment 1, options H, I, J, and K).

In conclusion, we chose the proposed design because the front units face the adjacent street. The distance between the front units are 30 feet. We chose to eliminate the good neighbor fences along the sides of the front homes and landscape these areas creating a space that is open, inviting and relates to the rear units.

PLANNING COMMISSION STUDY SESSION CONCERNS

At the June 27, 2005 Planning Commission Study Session, the staff and the Commission raised several concerns:

1. The sizes of the homes are larger than the average homes in the neighborhood (staff).
2. It is unclear if the circulation for the rear units will work (Staff).
3. There is one too many lots in this development (Planning Commission).
4. There might be a potential impact on the mature oak tree located on the adjacent property (Planning Commission).
5. Access to all of the units should be provided by one driveway (Planning Commission).
6. There should be an access from Bobwhite Avenue (Planning Commission).

Below is our response to these concerns:

1. Size of homes - Our proposal consists of four single story single-family detached homes. Units 1 and 2 are approximately 2,795 sq. ft. and units 3 and 4 are 2,339 sq.

ft. of living areas. Lot 1 has the highest FAR which is at 45%, and lot 4 has the lowest FAR of 38%. Since the houses are one story, their lot coverage and their FAR are the same. The table below provides the development data for each unit.

	Lot Area	Living Area	Garage	Lot Coverage	Floor Area Ratio (FAR)
Parcel 1	7,225	2,795	457	45%	45%
Parcel 2	7,682	2,795	457	45%	45%
Parcel 3	7,161	2,339	430	38.6%	38.6%
Parcel 4	7,269	2,339	430	38%	38%

The planning staff has indicated that the sizes of the proposed homes are too large. They have cited that the average home in the neighborhood has about 1,800 sq. ft. of living area. *The proposed homes might be larger than other homes; however, the proposed lot sizes are larger than the average parcels (6,500 sq.ft.) in the area. In addition, there are several homes in the neighborhood that have similar FARs as our project.* Below is a list of homes in the neighborhood that are over 2,000 sq. ft. of living area that have FARs similar to our project:

ADDRESS	LIVING AREA	LOT AREA	FAR*
1342 Bobwhite Ave.	3,190	8,276	43.3%
1379 Bobolink Cir	2,344	6,098	44.9%
559 Bobolink Cir	2,149	7,840	32.5%
575 Bobolink Cir	2,172	7,405	34.7%
1406 Bobwhite Ave.	2,136	6,098	41.5%
1360 Bobwhite Ave.	2,137	6,098	41.6%
574 Carlisle Way	2,038	6,089	40.0%
570 Carlisle Way	2,295	6,089	44.2%
1362 Dunnock Way	2,050	5,662	43.2%

* FARs are calculated by dividing the total floor area (living area plus 400 sq.ft. of garage) by the lot area.

In August 2002, the City Council adopted an ordinance increasing the allowable lot coverage for single story homes from 40% to 45%. In adopting this ordinance, the City Council recognized the need for more flexibility in design and floor area for single story homes. They also wished to encourage single story houses.

In the 1950's, 1960's and 1970's, the standard homes had three bedrooms, one or two baths and a great room which served as a living room and family room with an average size of 1,500 sq.ft.. However, in the recent years, the demographics and technology in the Bay Area have changed. As the result, the housing needs for families have changed requiring more rooms. Below are the reasons for the change in housing needs:

- Families have more children;
- Both parents in the family work and require an office at home;
- With the age of the Internet, more people work at home (telecommute) and require an office at home;
- The City of Sunnyvale demographics have changed within the past few years - there are more families who live with their extended family members and require extra bedrooms.

The housing need for large families has been addressed in the City of Sunnyvale "Housing and Community Revitalization Element Policy D.3". This policy states, **"Encourage the construction of units that meet the needs of large families."** We believe that this is a great opportunity to provide the additional housing for the Sunnyvale residents with large families without creating a cluttered development.

This project has balanced the needs for larger homes and the compatibility with the surrounding neighborhood. We have controlled the masses of the building and have provided ample distance between the proposed homes and the existing residences. As the site plan shows (Attachment 2), there are four homes within this project. Units 1 and 2 face Bobolink Circle and have their own driveway accesses. Units 3 and 4 are located in the rear and share an 18-foot driveway. Unit 1 and 2 are 30 feet away from each other, existing homes and the house located in the rear. Units 3 and 4 are barely visible from the street and are about 30 feet away from the adjacent homes. In contrast, the existing houses in the neighborhood are about an average 12 feet apart, which is significantly less than the proposed project.

A typical lot in this neighborhood has a 62-foot wide frontage with 100 feet of depth. The houses are about 48 feet wide at the front setback with the garages facing the street. The proposed front units have a frontage of 73 feet. The widths of the buildings are 33 feet at the front setback line and gradually increase to 55 feet at 30 feet away from the front property line. As the result, the proposed homes are compatible in shape and mass with the existing homes, even though the sizes of the homes are larger than the surrounding houses.

Finally, only the lot coverage for Unit One is at maximum allowable of 45%. The rest of the units are well below the allowable lot coverage. The homeowners in the neighborhood could increase the size of their home to the 45% maximum allowable lot coverage for one story and to 50% FAR for two story homes without a review by the Planning Commission. Reducing the size of these homes will put this project at a disadvantage in comparison with the surrounding homes.

2. Circulations for the rear parcels: The Planning Staff has expressed concerns regarding the back up area for the rear units. Our civil engineer has evaluated the circulation for the rear lots and has indicated that there are ample areas for the cars

to maneuver and/or turn around. This fact is based on that the garages are located 72 feet apart. This distance allows for 18-foot deep driveways as well as a 36-foot back up area, which exceeds the minimum area required by the Code. Please note that the Sunnyvale Zoning Ordinance requires a minimum of 24 feet back up area.

3. Three lot development: A Planning Commission member indicated that there should be three lots in this development. We have evaluated this option and concluded that reducing the number of lots will not change the lot configurations. Because of the shape of the property, there would still be a flag lot in the rear and the size of the front lots would not change. In addition, the cost of land is high in the City. Reducing the number of lots to three would make this project economically not feasible.

4. Impact on the oak tree: There is an existing mature oak tree on the adjacent property. As the attached picture (Attachment 3) shows a small portion of the tree canopy overhangs over the existing asphalt driveway. An arborist has evaluated the condition of the tree and has made a recommendation that we use the alternative pier and grate beam foundation to minimize any impact on the root system. The pier and grate beam foundation is a common construction method used when the houses are located within the drip line of the trees to prevent damaging the trees' fine root system. In addition, we will implement tree protection measures recommended by the arborist in his report. Finally, we believe that removing the existing driveway and replacing it with a house would reduce the impact on the tree. Once the existing driveway is removed and the house complete, cars and trucks would no longer drive over the root system.

5. Single access drive: In order to provide a single access driveway to this development, the front units will have to have a side loading garages facing each other (Attachment 4). This alternative has several disadvantages:

- a. The front units will be L shaped with the garage set back from the access driveway to accommodate the garages, the driveways and a back up area for cars. The L shaped buildings will have concrete driveways abutting the front doors.
- b. The configuration of the homes would be different from the existing houses in the neighborhood. The existing homes and their garages face the adjacent streets and have direct driveway access from the streets (Attachment 5).

We believe that the proposed design is more compatible with the neighborhood. Two of the driveways are clustered together similar to the existing driveways. In addition, L-shaped buildings result in significant concrete area. We have utilized this design for the rear unit because there is not a better design option to accommodate the garages, driveways and ample back up area. The proposed design with individual driveways will minimize the required concrete and better distribute the landscaping in the front yard.

6. Access from Bobwhite Avenue: We have looked at providing access from Bobwhite Avenue (Attachment 1 options H & I). However, we felt that this option would isolate the units in the rear and would require removing the existing mature palm tree.

CONCLUSION

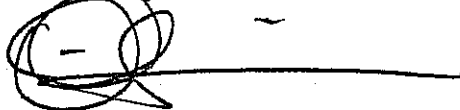
In designing this project, we evaluated several alternatives. Among these options, we found that the proposed design is the most compatible with the neighborhood and has the least impact on the surrounding area.

Our goal is to develop a project that accommodates the residents of Sunnyvale who have large families. This goal is consistent with the City's Housing and Revitalization Element Goal D - which encourages construction homes for large families. As it has been stated, the sizes of the proposed homes are larger than the average house on this block. However, there are several homes in the neighborhood that are similar in size and have similar FARs.

We believe that the proposed project is compatible with the neighborhood, and is consistent with the goals and policies of the City of Sunnyvale's General Plan. We urge the staff and the Planning Commission to recommend approval of this project to the City Council.

If you have any questions, please feel free to call me at 408-666-6556.

Sincerely;



Omid Shakeri
Chief Operations Officer

Attachments:

1. Alternative Lot Configurations
2. Site Plan
3. Picture of the Oak Tree
4. Single Access Conceptual Plan
5. Pictures of the homes in the neighborhood

1"=60'

TBS

9-9-04

OPTION A

ARRAN ATTACHMENT F

CT.

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BLDG ENVELOPE

2-50'x35' = 1750 SF

1-20'x80' = 1600 SF

3-

4-

5-70'x38' = 2660 SF

GROSS 29,250

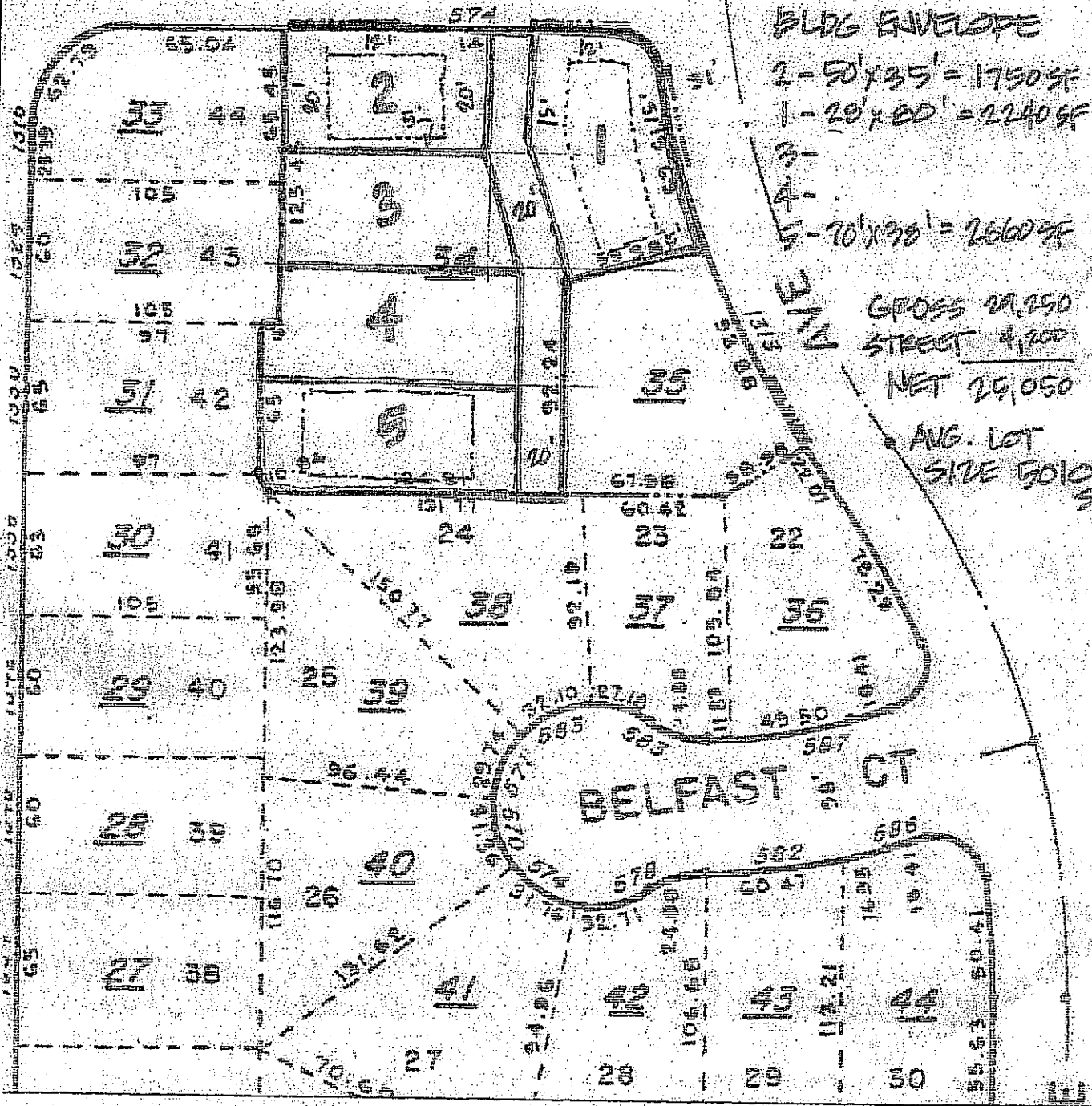
STREET 4,200

NET 25,050

AVG. LOT
SIZE 5010
SF

BOBOLINK & CIRCLE

BELFAST CT



1" = 60'
TBS
9-9-04

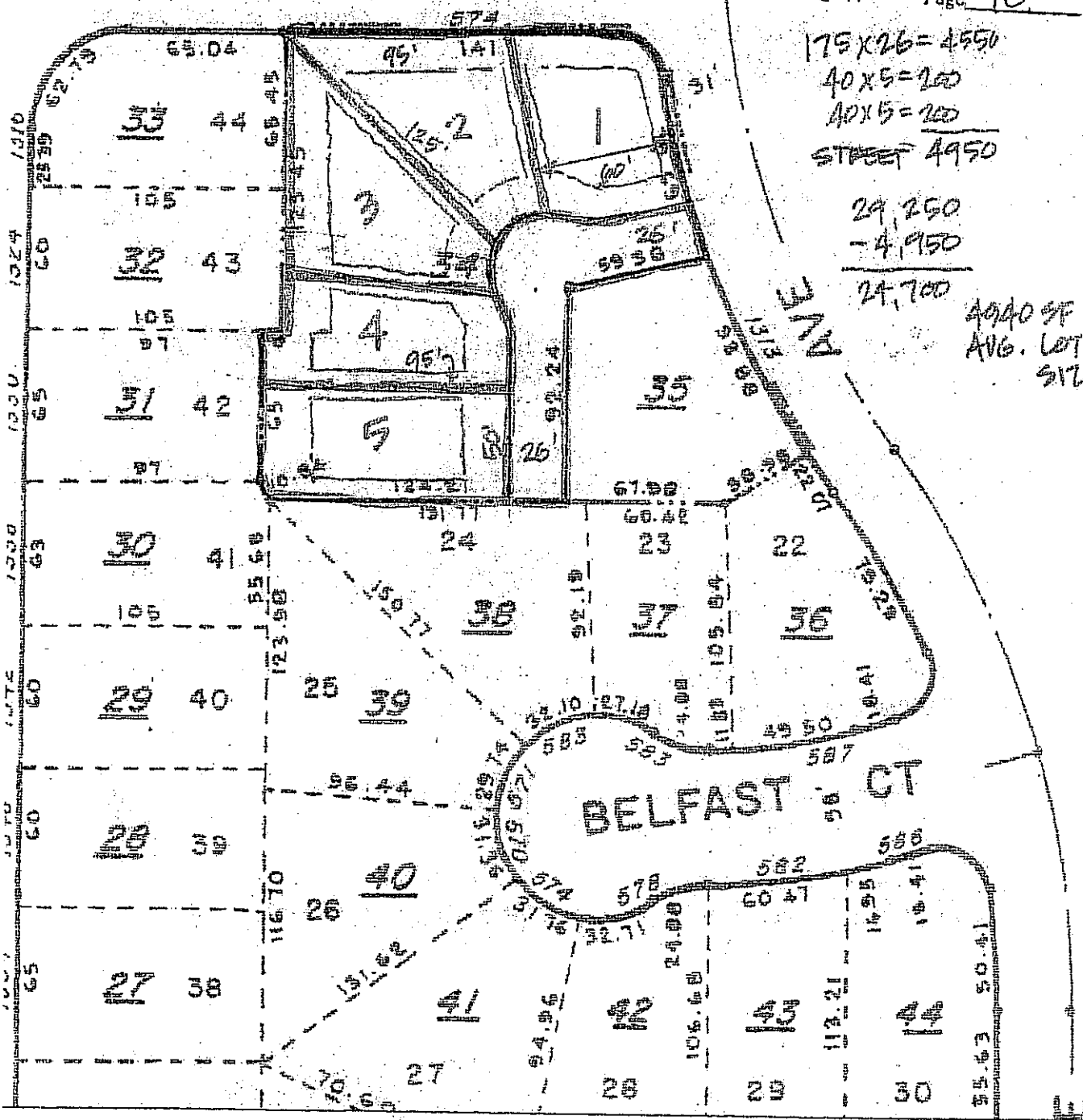
OPTION B

BOBOLINK & CIRCLE

ARRAN ATTACHMENT F
CT. Page 10 of 29

175 x 26 = 4550
40 x 5 = 200
40 x 5 = 200
STREET 4950

29,250
- 4,950
24,300
4940 SF
AVG. LOT
SIZE



1" = 60'
T03
9-9-04

OPTION C

ARRANG
ET.

ATTACHMENT F
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STREET
30 x 125 = 3750
30 x 75 = 2250
6000 SF

GROSS 19,250
- 6,600

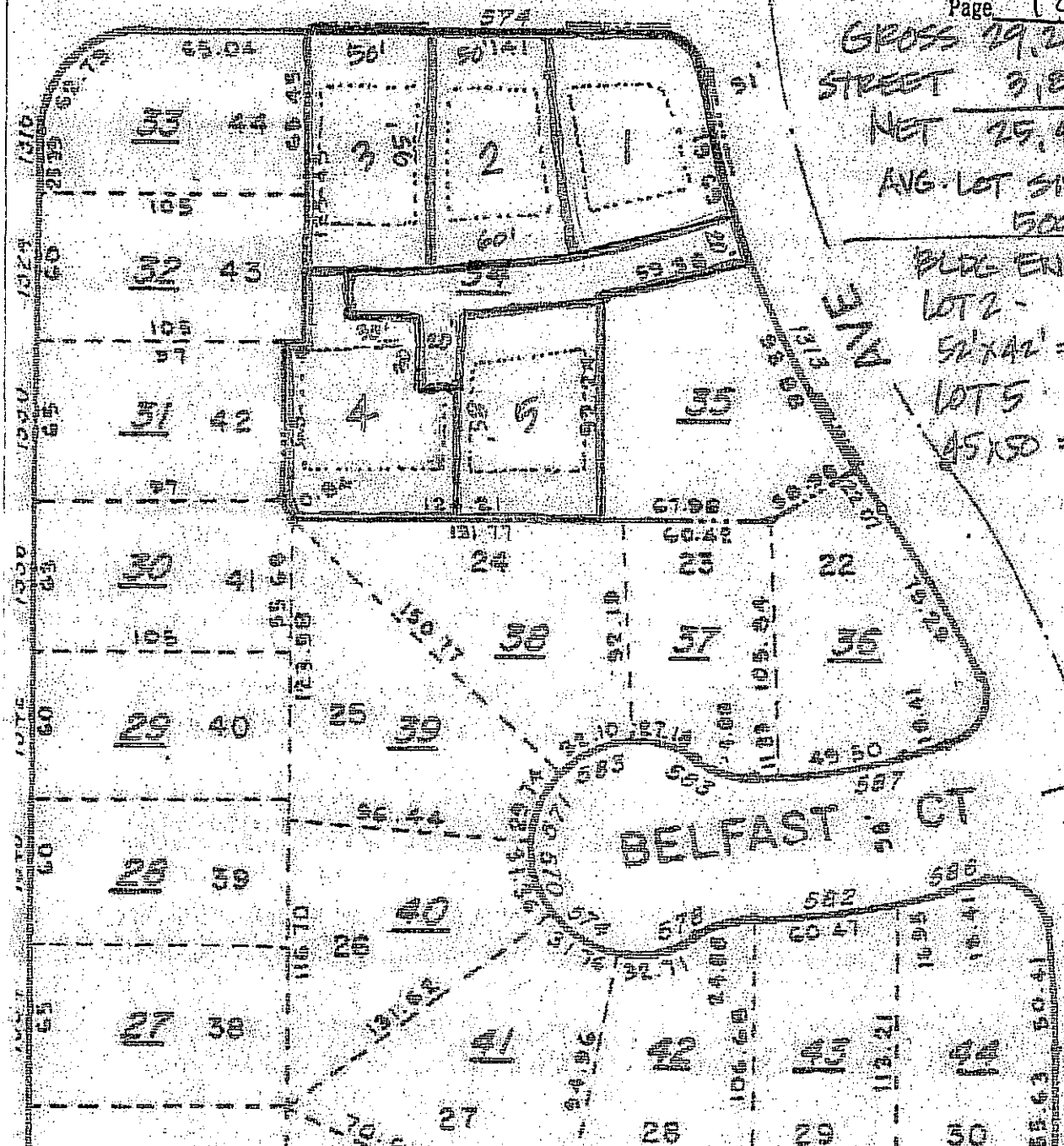
22,650

AVG. LOT
SIZE
4590 SF

SECRET

OPTION D
ARRAN F
ATTACHMENT
CT. Page 12 of 29

BOBOLINK the CIRCLE



Page 1 of 1

GROSS	29,250
STREET	3,800
NET	25,450
AVG LOT SIZE	5090 SF

BLDG ENVELOPE
LOT 2 -
 $52' \times 42' = 2184$ _{SF}
LOT 5
 $45' \times 50' = 2250$ _{SF}

ATTACHMENT 1

Option E

~~ATTACHMENT~~ ^F
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NONE

ATTACHMENT 1

OPTION F

ATTACHMENT F
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NONE

OPTION

1" = 60'

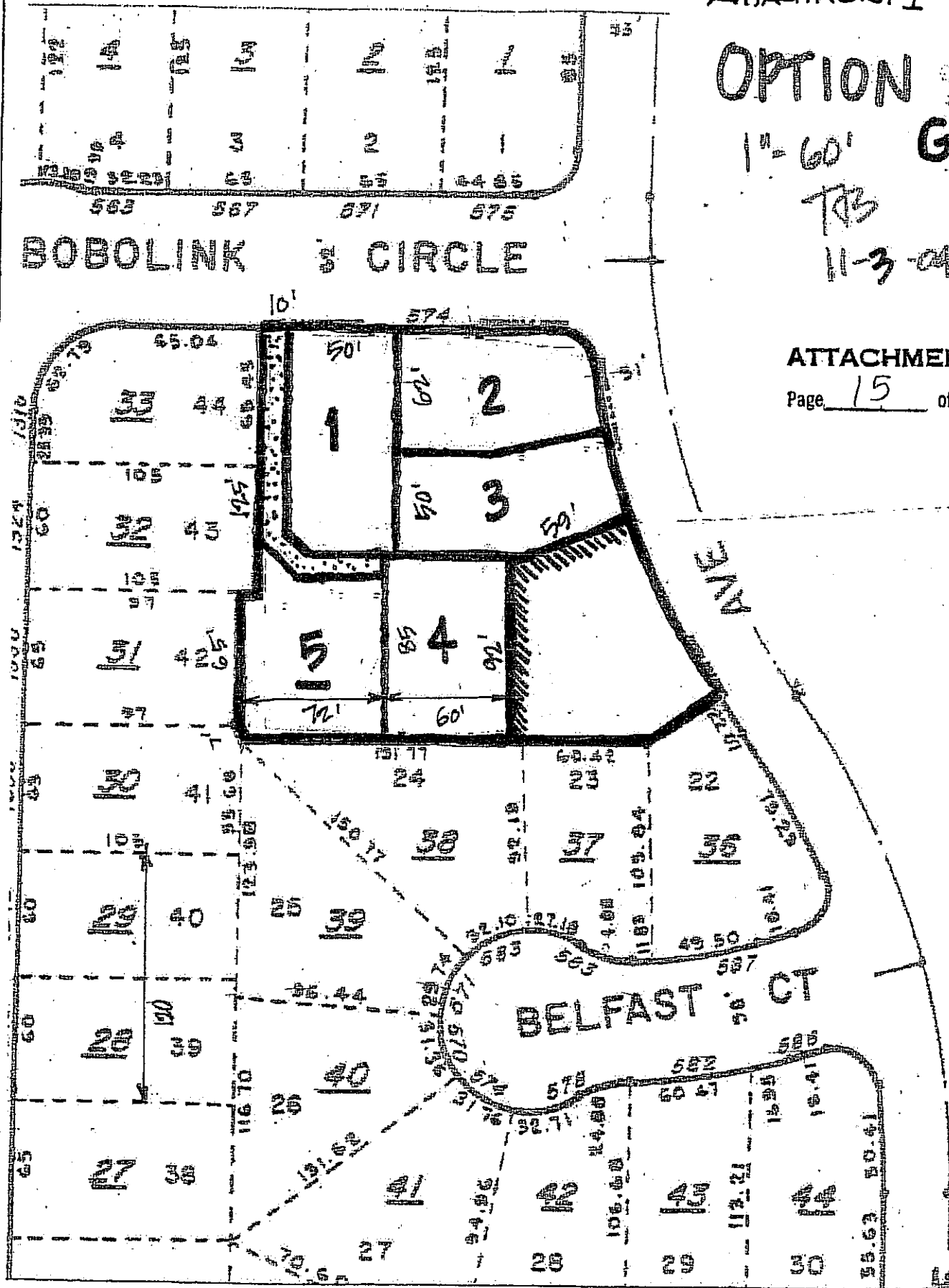
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T03

11-3-04

ATTACHMENT F

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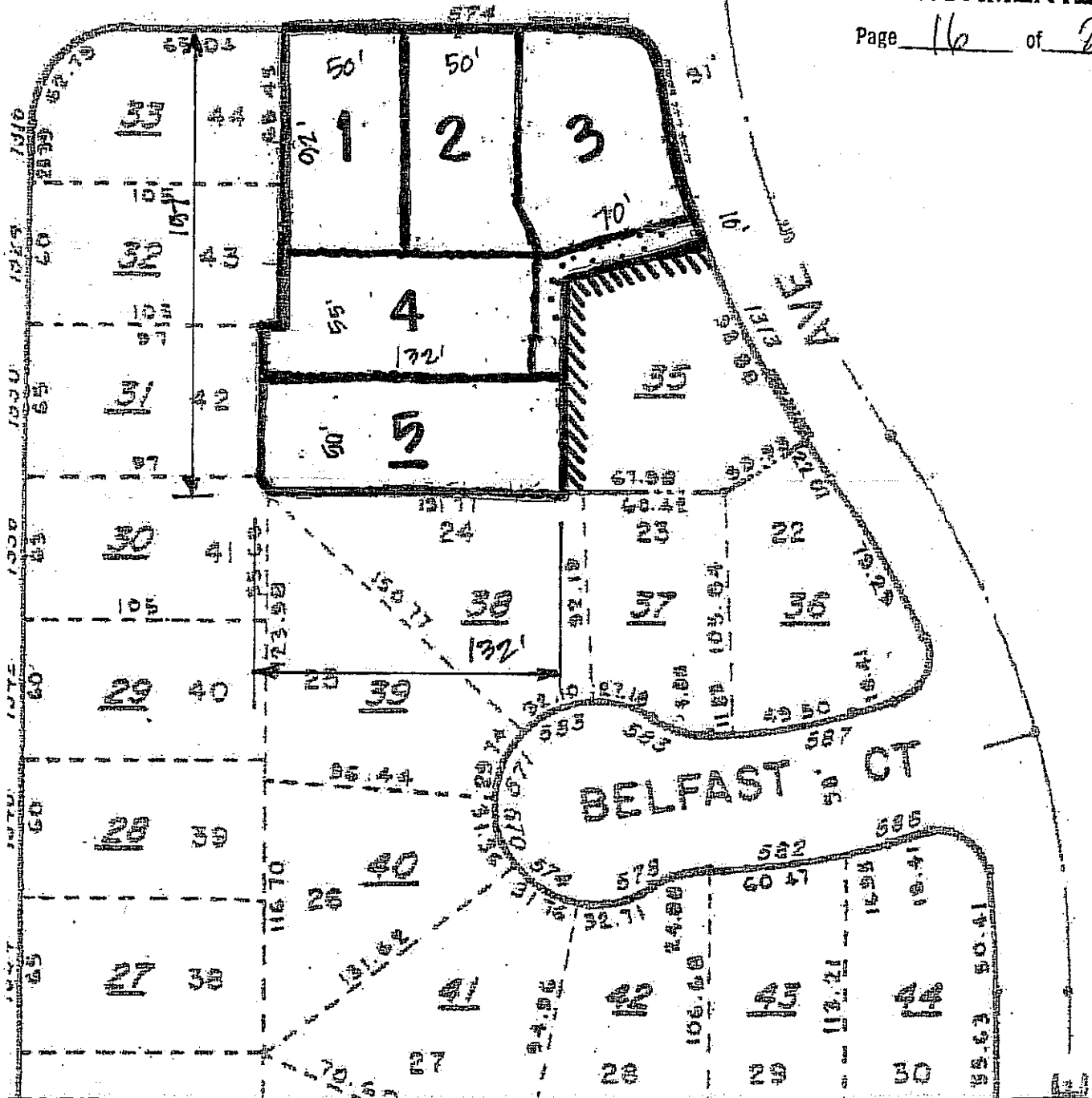
ATTACHMENT 1

OPTION

$1/4 = 60'$ H
TBS 11-3-04

BOBOLINK & CIRCLE

ATTACHMENT F
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OPTION

1" = 60'

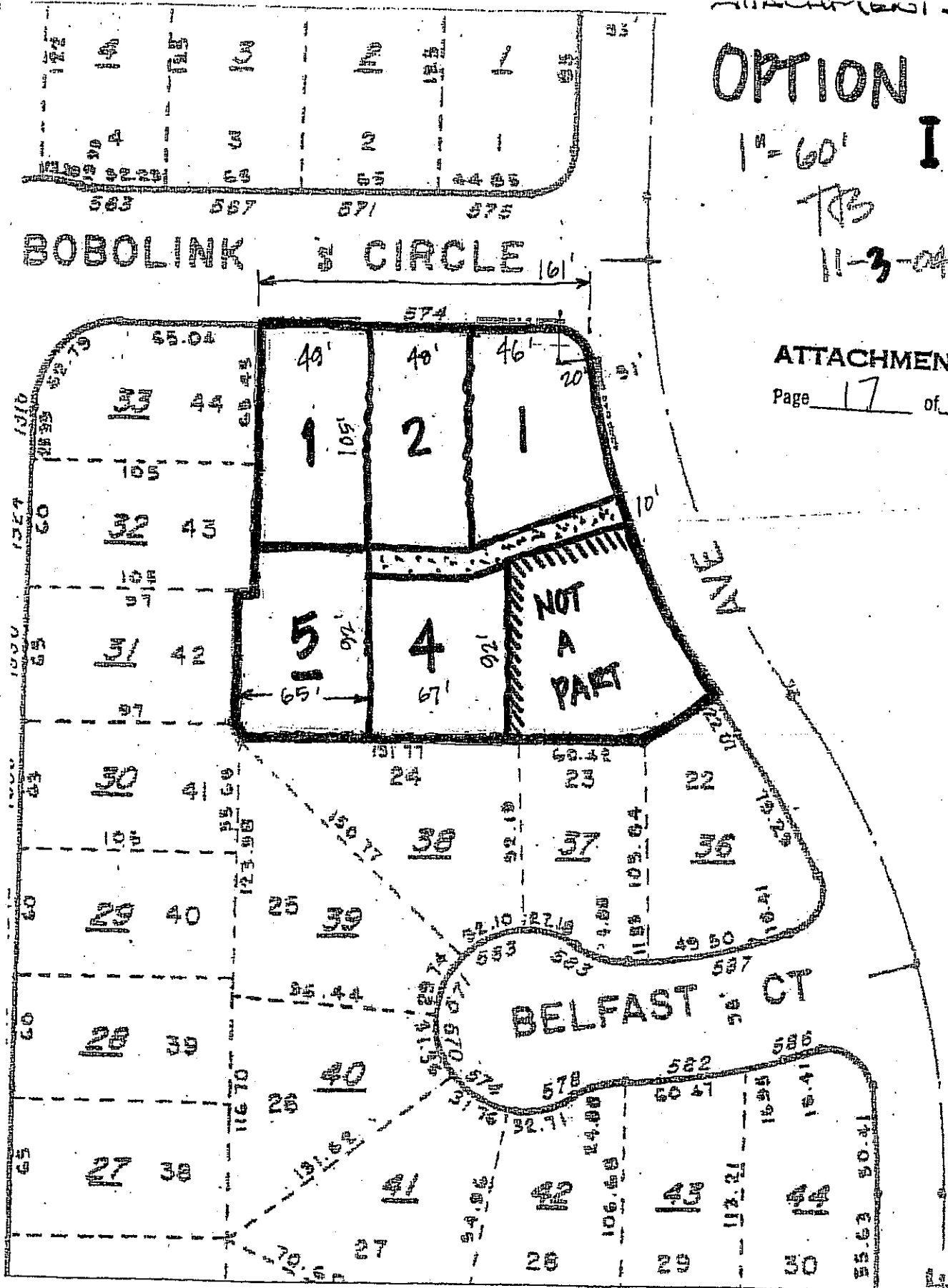
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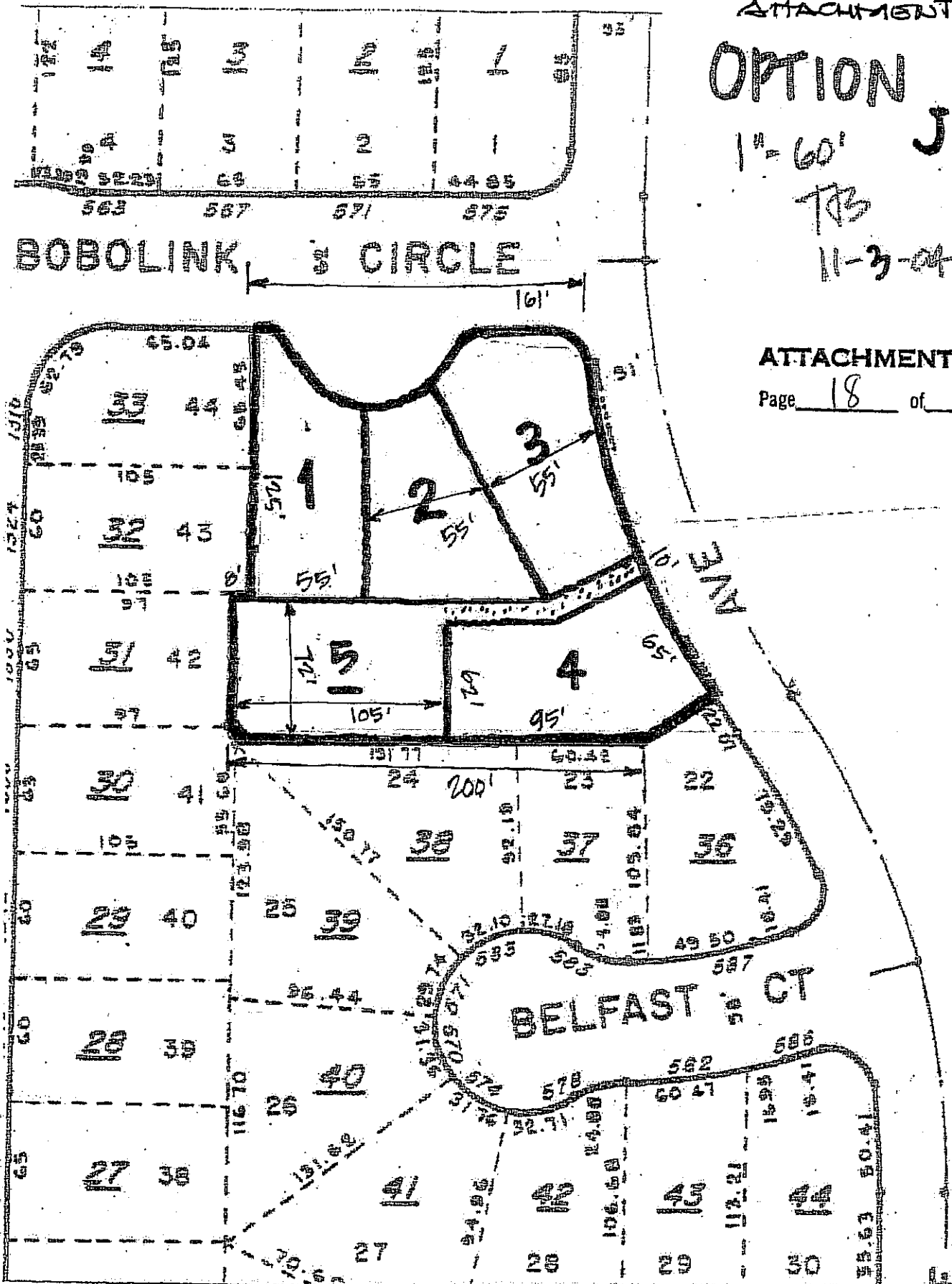
TBS

11-3-04

ATTACHMENT F

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OPTION

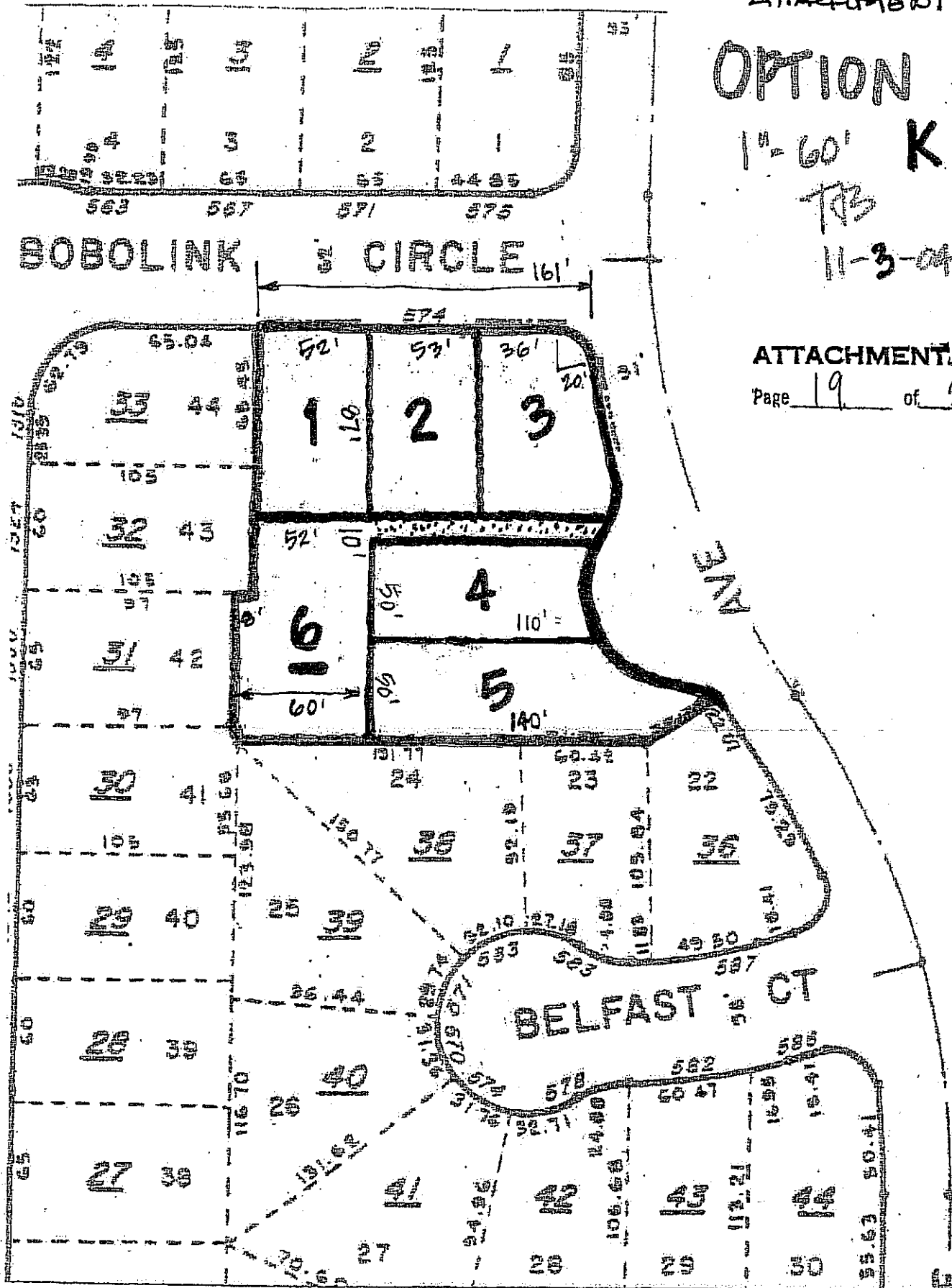
1" = 60' K

TBS

11-3-04

ATTACHMENT F

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OPTION L

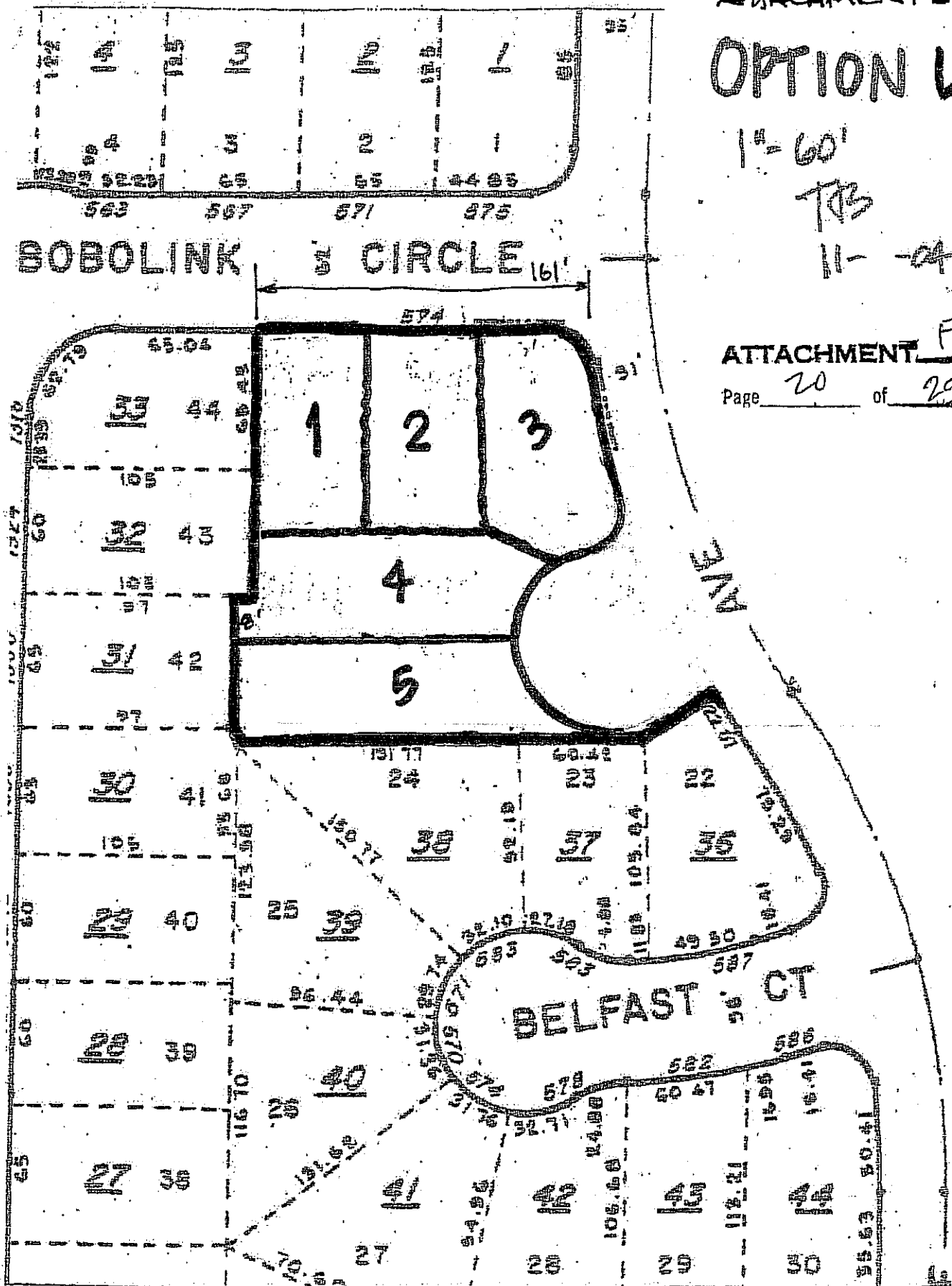
1" = 60'

T/B

11-04

ATTACHMENT F

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OPTION M

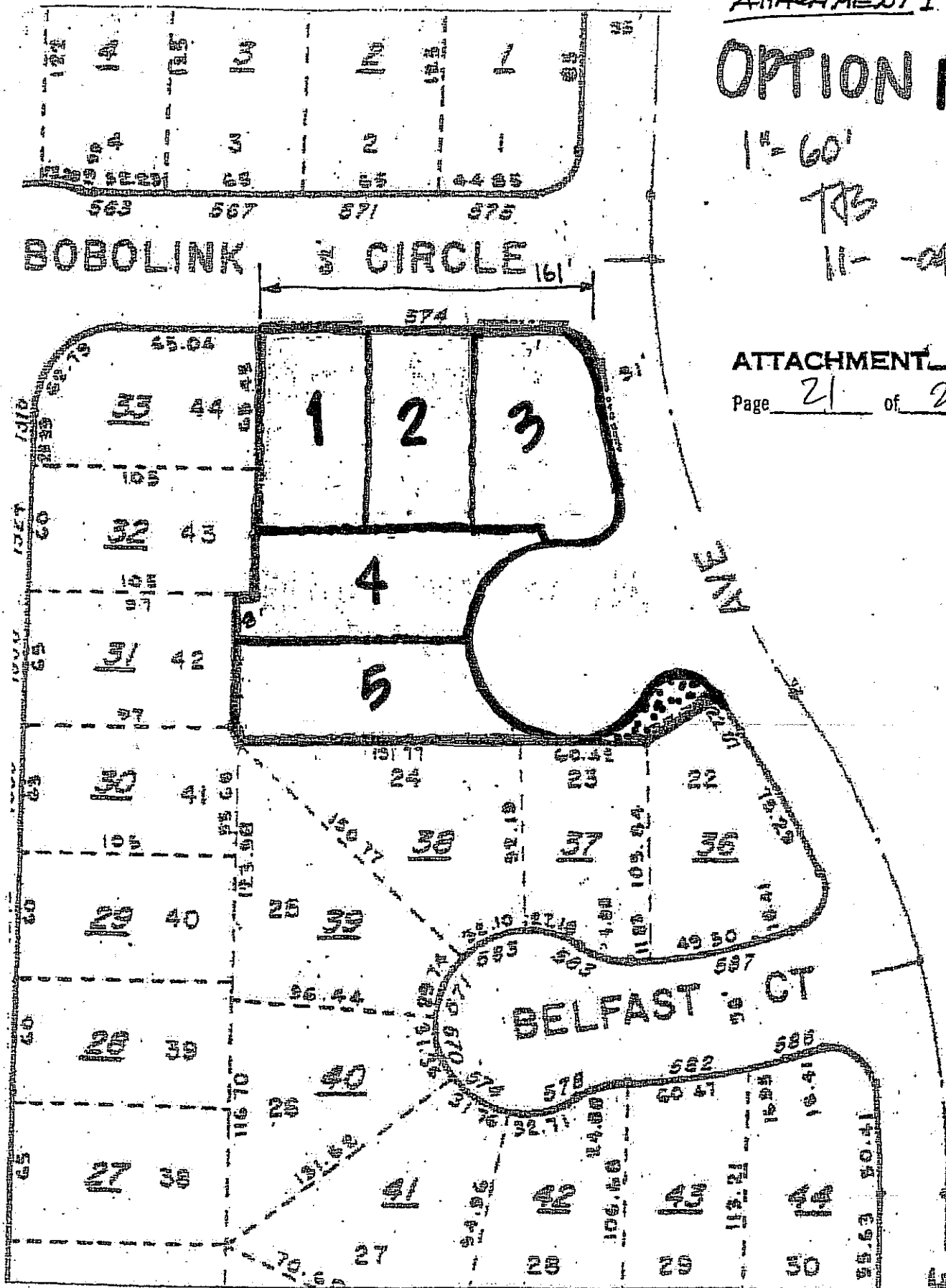
1" = 60'

TBS

11-04

ATTACHMENT F

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OPTION

1" = 60' N

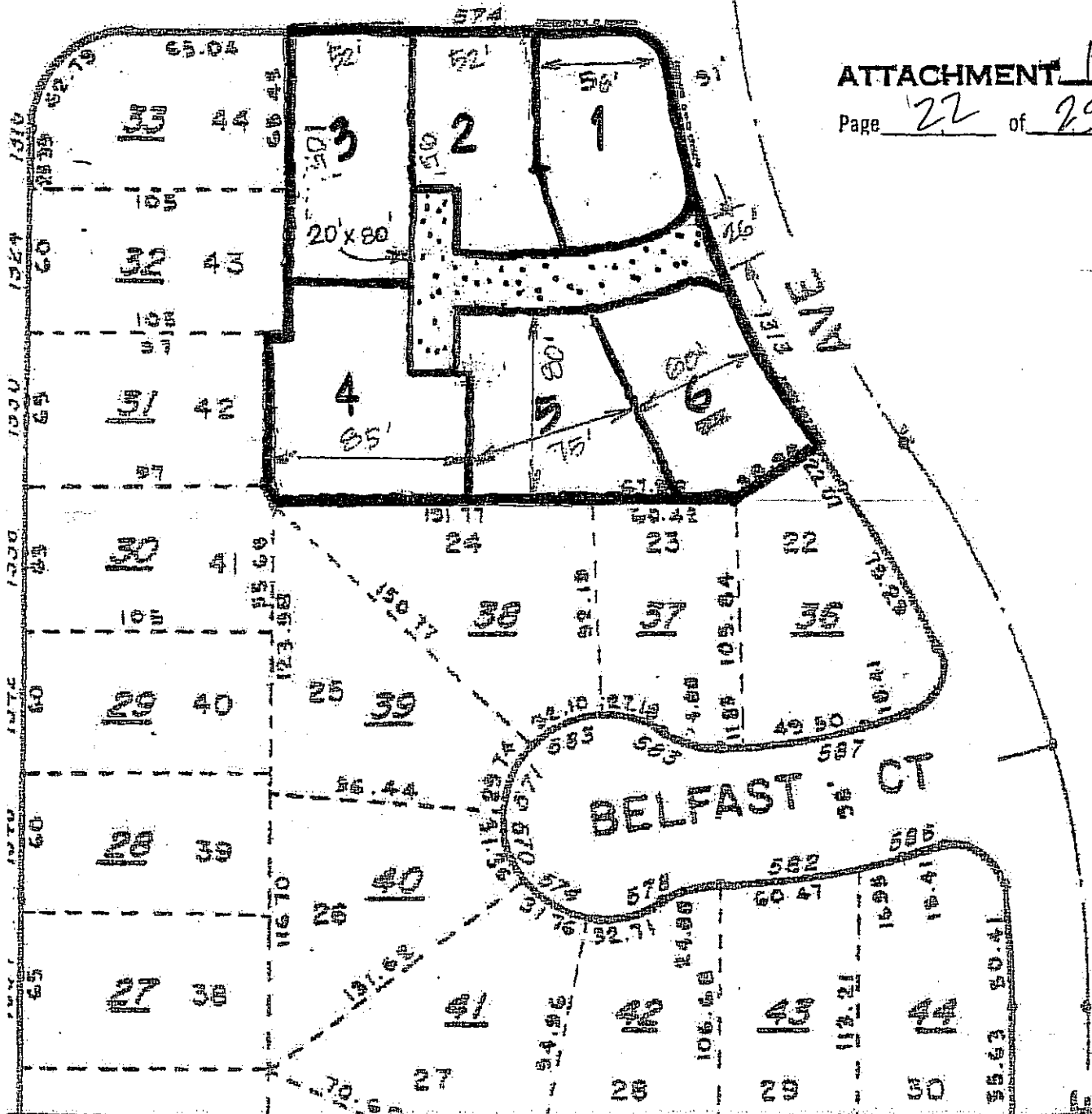
TBS

11-8-04

ATTACHMENT F

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BOBOLINK & CIRCLE



OPTION 0*

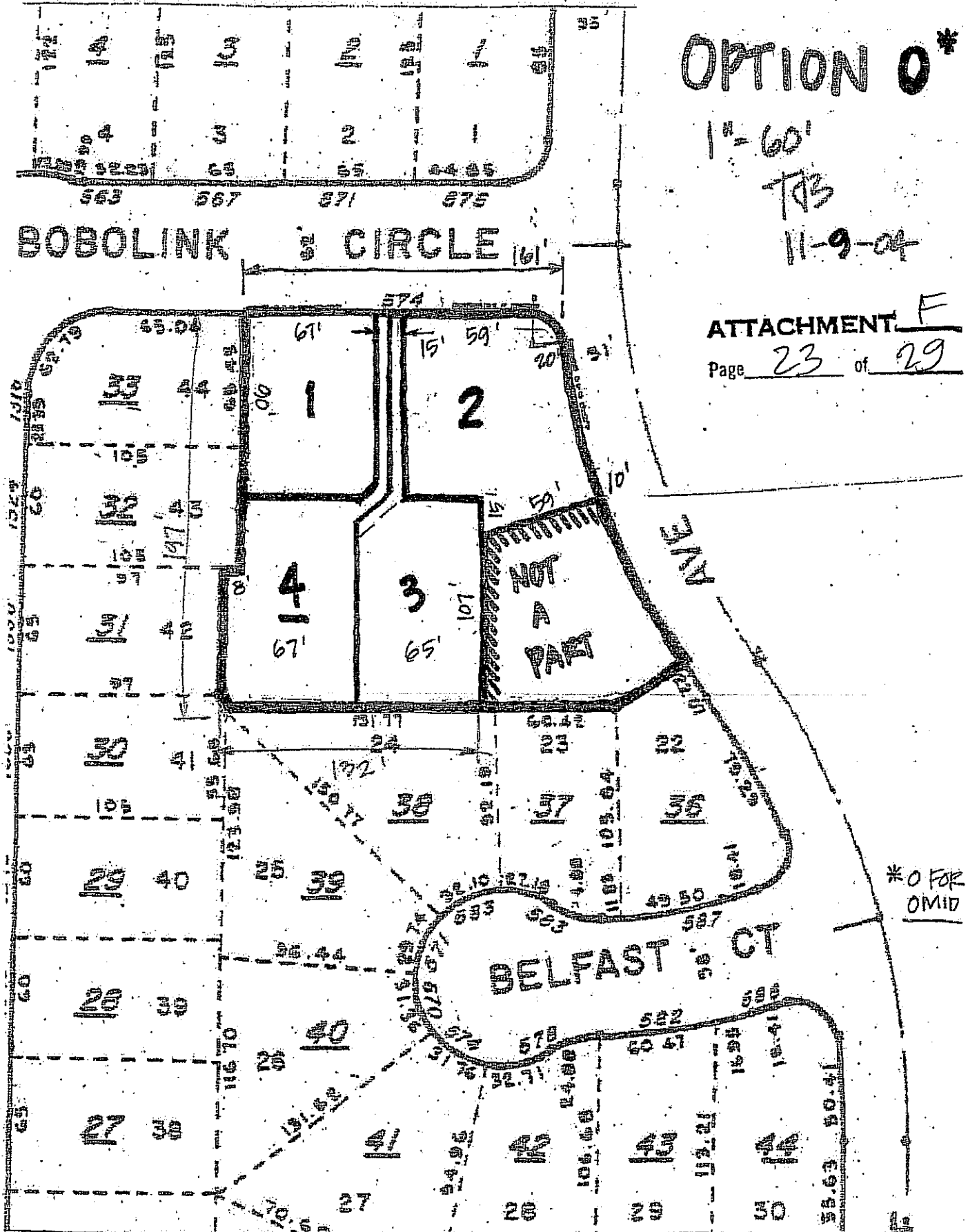
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T/B

11-9-04

ATTACHMENT F

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OPTION P

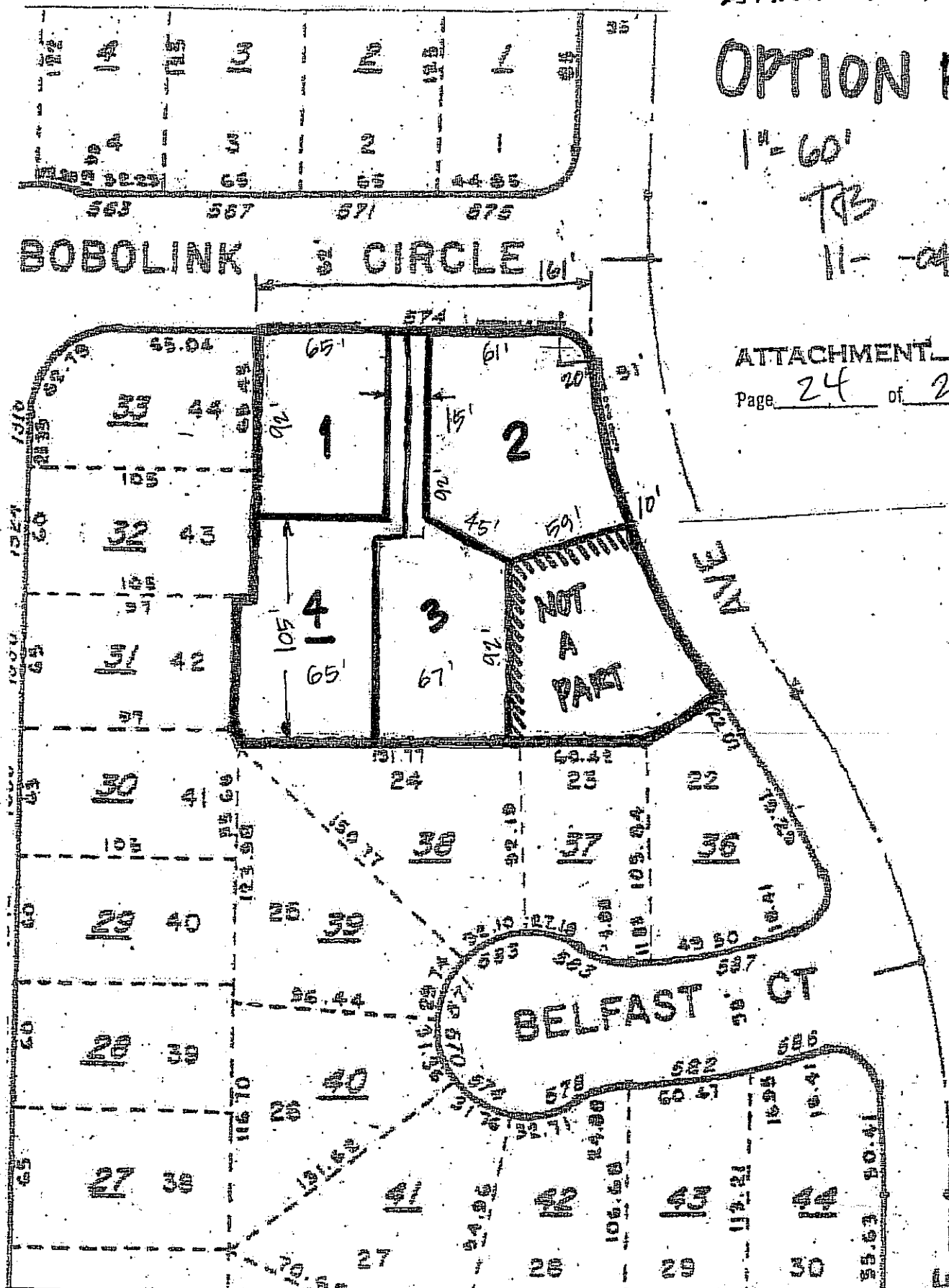
1" = 60'

TCS

11-04

ATTACHMENT F

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OPTION Q

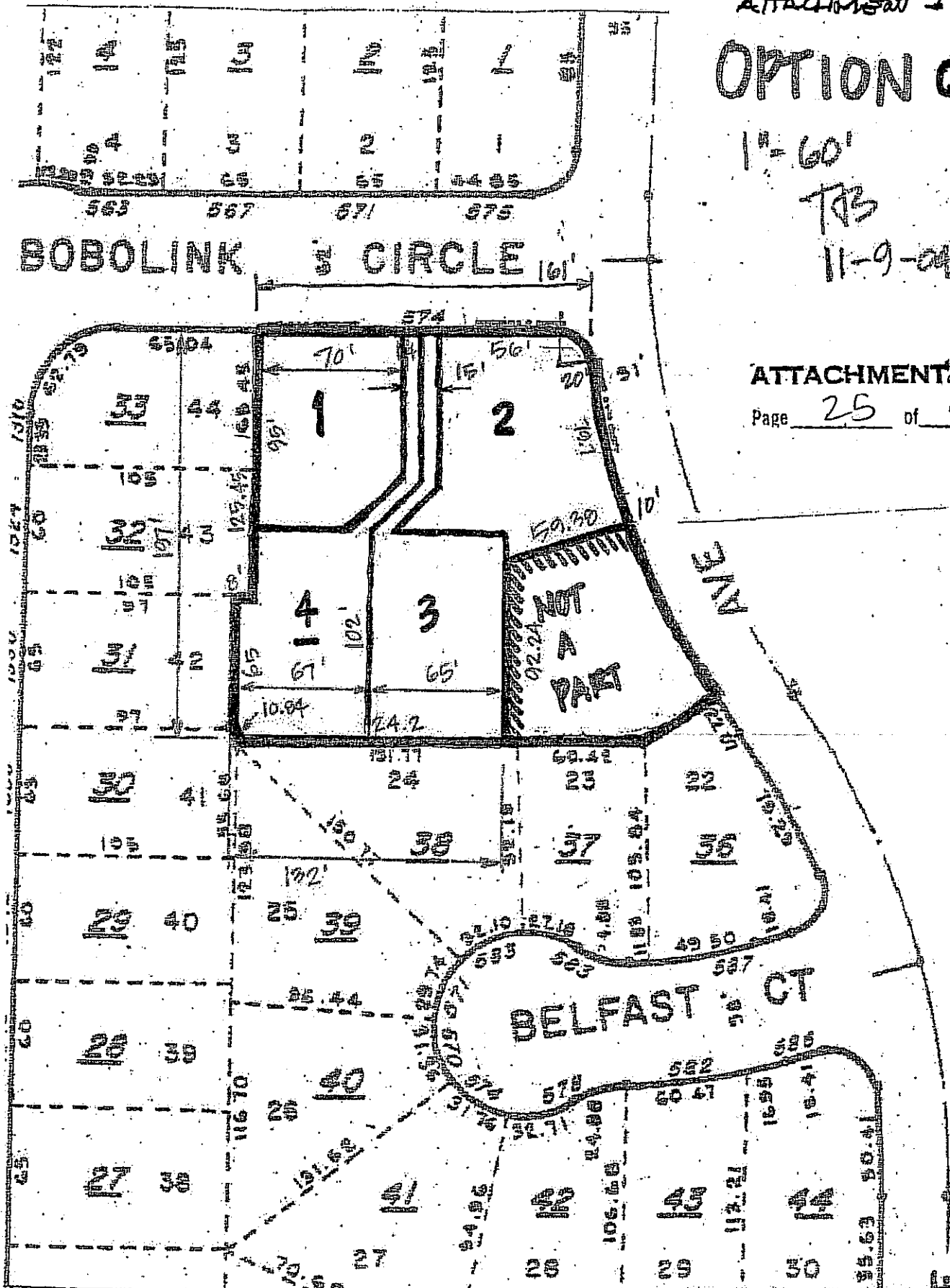
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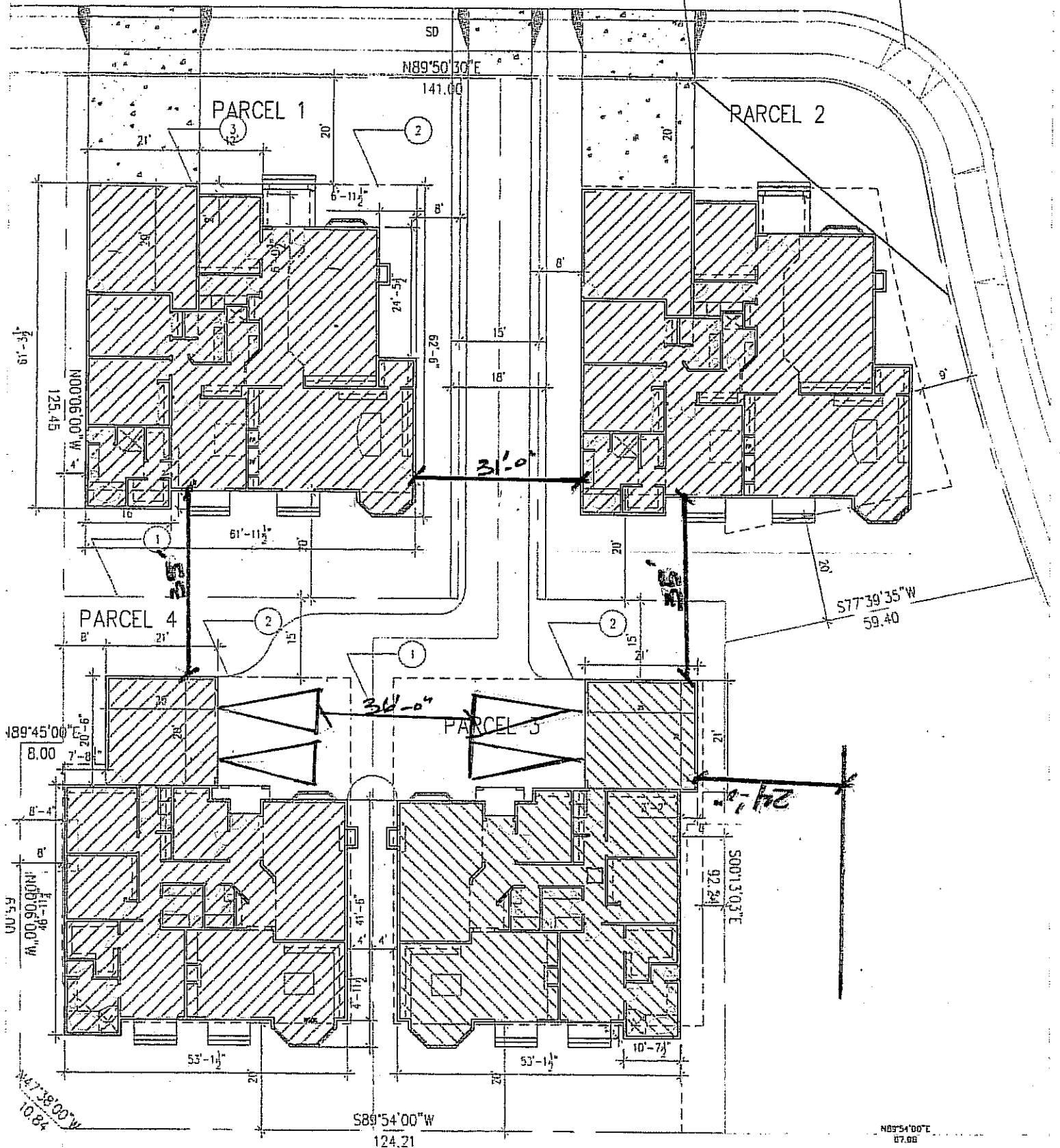
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11-9-04

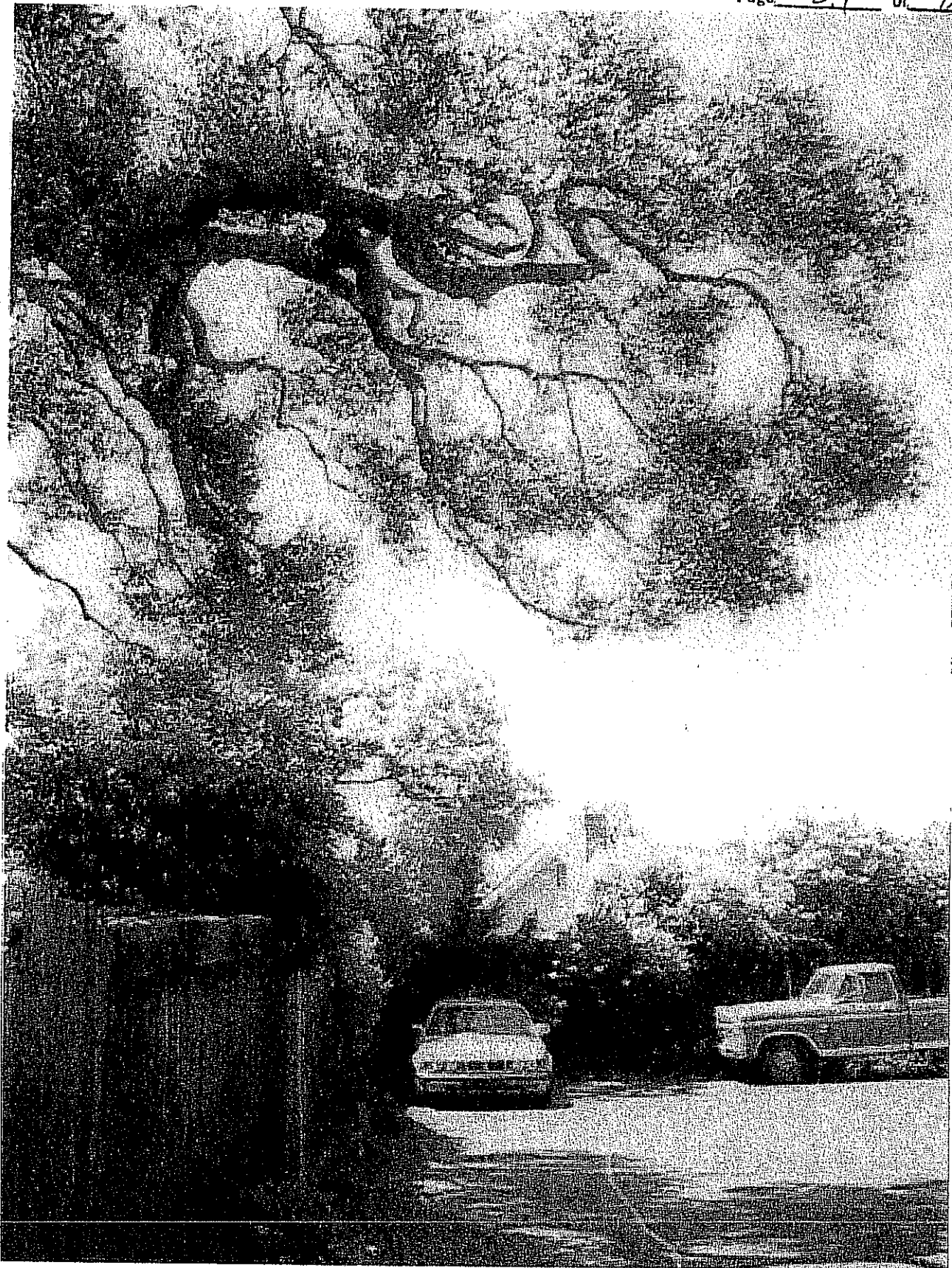
ATTACHMENT F

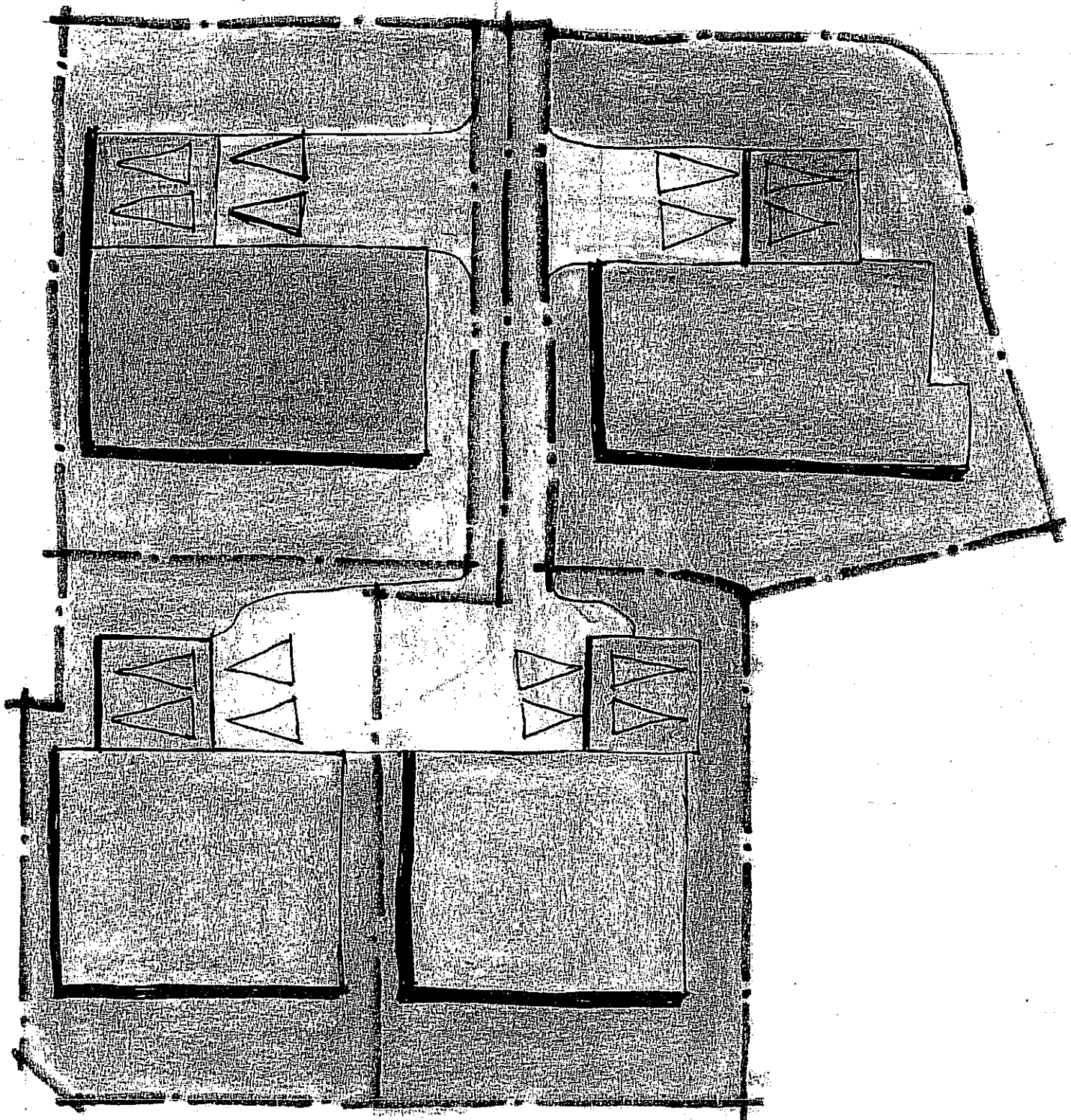
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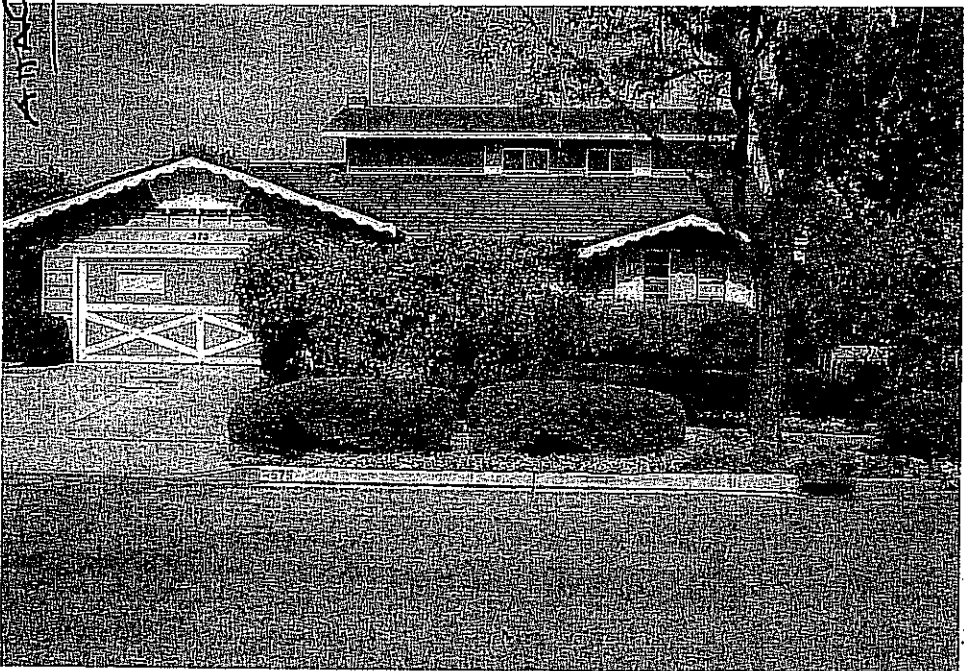
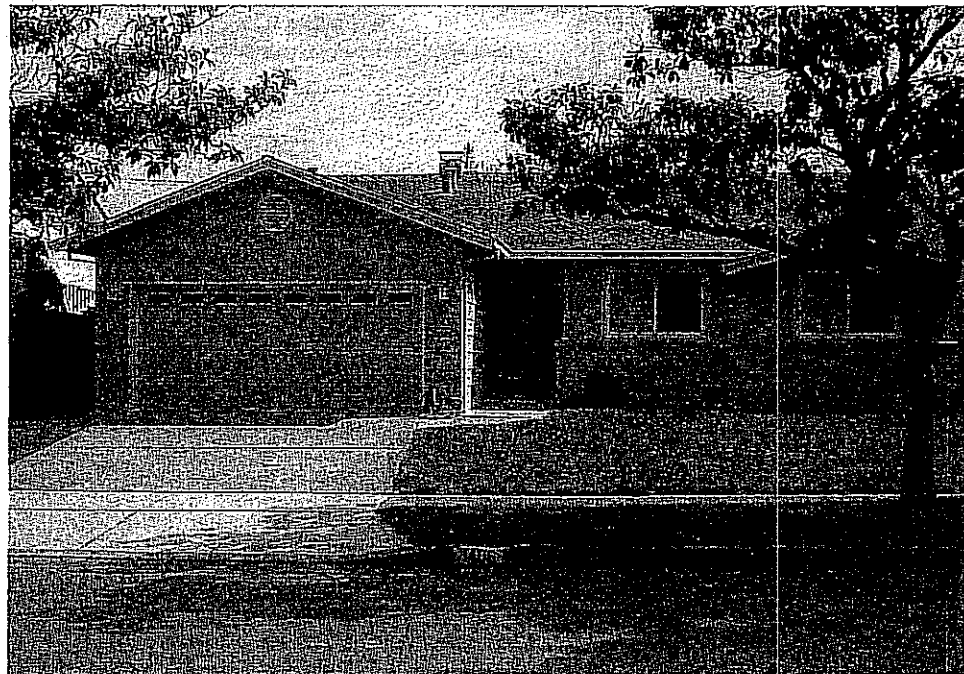
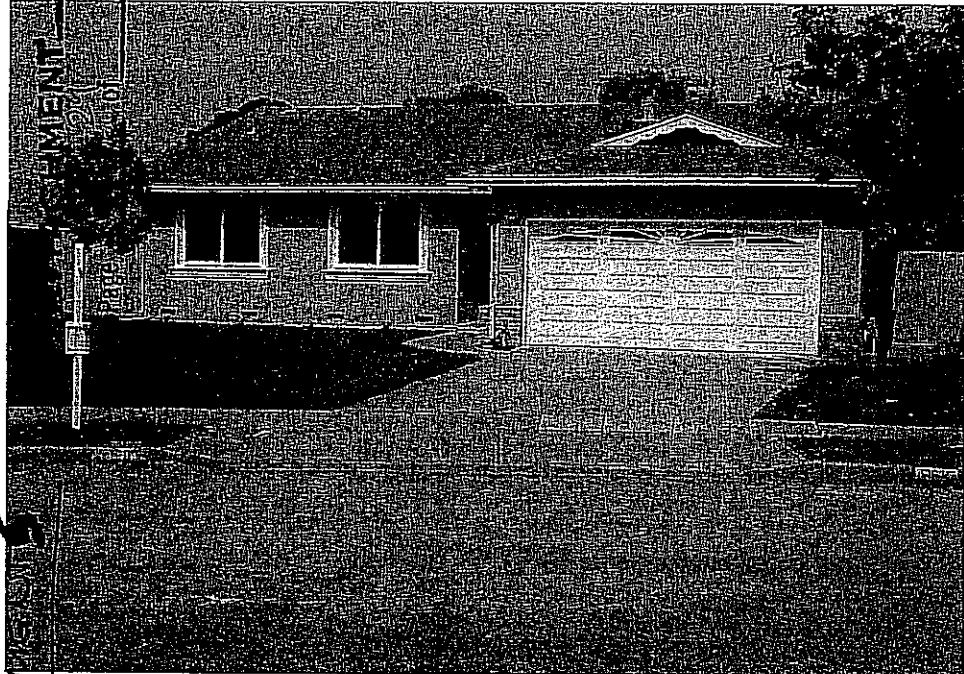
SITE PLAN





SINGLE ACCESS

F 29



Saratoga Tree Service

13745 Skyline Blvd.
Los Gatos, CA 95033
saratogatreeservice.com

REC'D
7/6/05
ATTACHMENT 6

Page 1 of 4

6-20-05

Omid Shakeri
3131 S. Bascom Ave.
Campbell, CA 95008

Re 574 Bobwhite, Sunnyvale

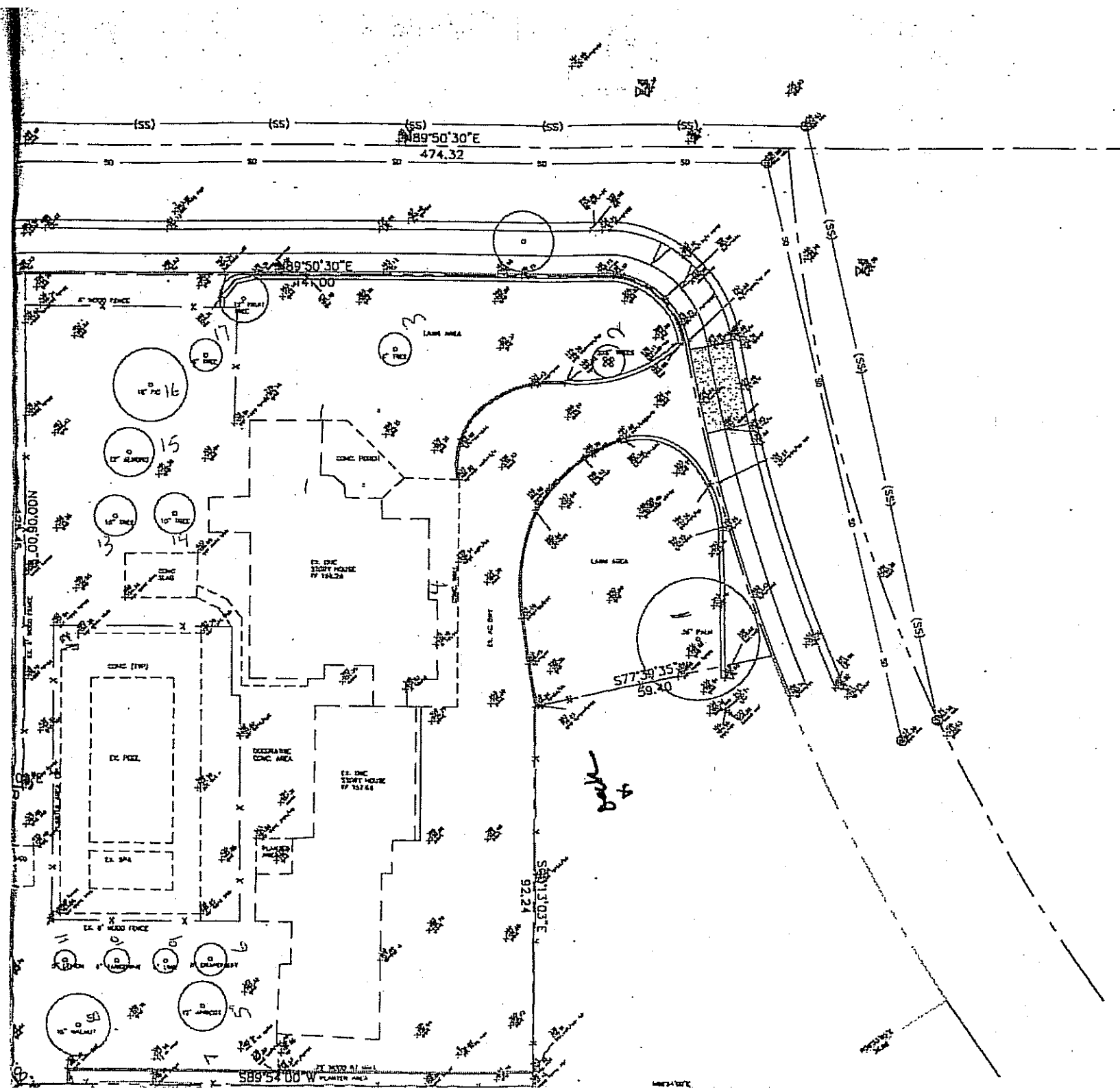
A site inspection was performed at the above location to determine the condition of the trees and location on a map of this parcel. I have been informed that the buildings are intended to be demolished.

- 1) At the front of the property is a large Date Palm. Diameter of the trunk is 36" and it is estimated to be 35' in height. The condition of this tree is good.
- 2) There is a Pitosporum eugenioides also referred to as a Victorian Box. This is a multi-trunked tree with the largest trunk at 10" in diameter. The overall height of this tree is about 15' and the tree is in good condition.
- 3) There is a Jacaranda tree in the front lawn, 8" in diameter and 15' tall, fair health.
- 4) A small citrus is located next to the house in the front yard.
- 5) Going around to the left and in the back yard, (near the Kiwi vine) is an apricot tree. This tree is 20" in diameter and in declining health (poor)
- 6) A grapefruit tree is next in the row and has a trunk diameter of 10" and a height of about 10'. This tree is in good health.
- 7) Next is a Cherry tree, 12" diameter in poor health.
- 8) An English Walnut is further back in this area with a trunk diameter of 14" and a height of 18'. This tree is in fair health.
- 9) A Lemon, 10" diameter, fair health
- 10) Orange, 6" diameter, fair health.
- 11) Orange, 6" diameter, fair health.
- 12) Near the pool is a Southern Magnolia, 12" diameter and about 20' tall. This tree is in fair health.
- 13) Further back, in the second back area there is a Persimmon, 12" in diameter and in good health.
- 14) Another persimmon is adjacent to the last and is 11" in diameter in fair health.
- 15) An Almond, 12", fair health.
- 16) In the center of this area is a large Fig. The trunk is fairly large (26" in diameter) and the height of the tree is about 20'. The spread of this tree is about 35' wide. Good health.
- 17) A small Avacado is behind the Fig with a trunk diameter of 7", fair health.

Respectfully submitted;



Blair Glenn
I.S.A. Certified Arborist #654



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Los Gatos, CA 95033
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7-01--05

Omid Shakeri
3131 S. Bascom Ave.
Campbell, CA 95008

Re 574 Bobwhite, Sunnyvale

A site inspection was performed at the above location to determine the condition of the neighbors Live Oak tree (1313 Bobwhite) and the relation of the root zone to the proposed new foundation.

The tree is about 40" in diameter and has a spread of 80' (foliage). The height of the tree is about 40'

A significant old tree such as this is often full of areas of decay and wounds from years of past pruning. This tree is indeed full of areas of decay and weakness. The tree has been recently pruned by the neighbor to a very poor standard. The industry term used to describe this type of poor pruning is called "lions tailing". The center is stripped out and the sun now hits all the interior branch system. This generally leads to a problem known as "sun scald". The number of chain saw cuts are excessive and in many areas nicked the bark.

It is difficult to work with such a large tree and make the clients feel safe when the house is under the tree. I'm sure that fear played a role in the reason the tree was trimmed excessively.

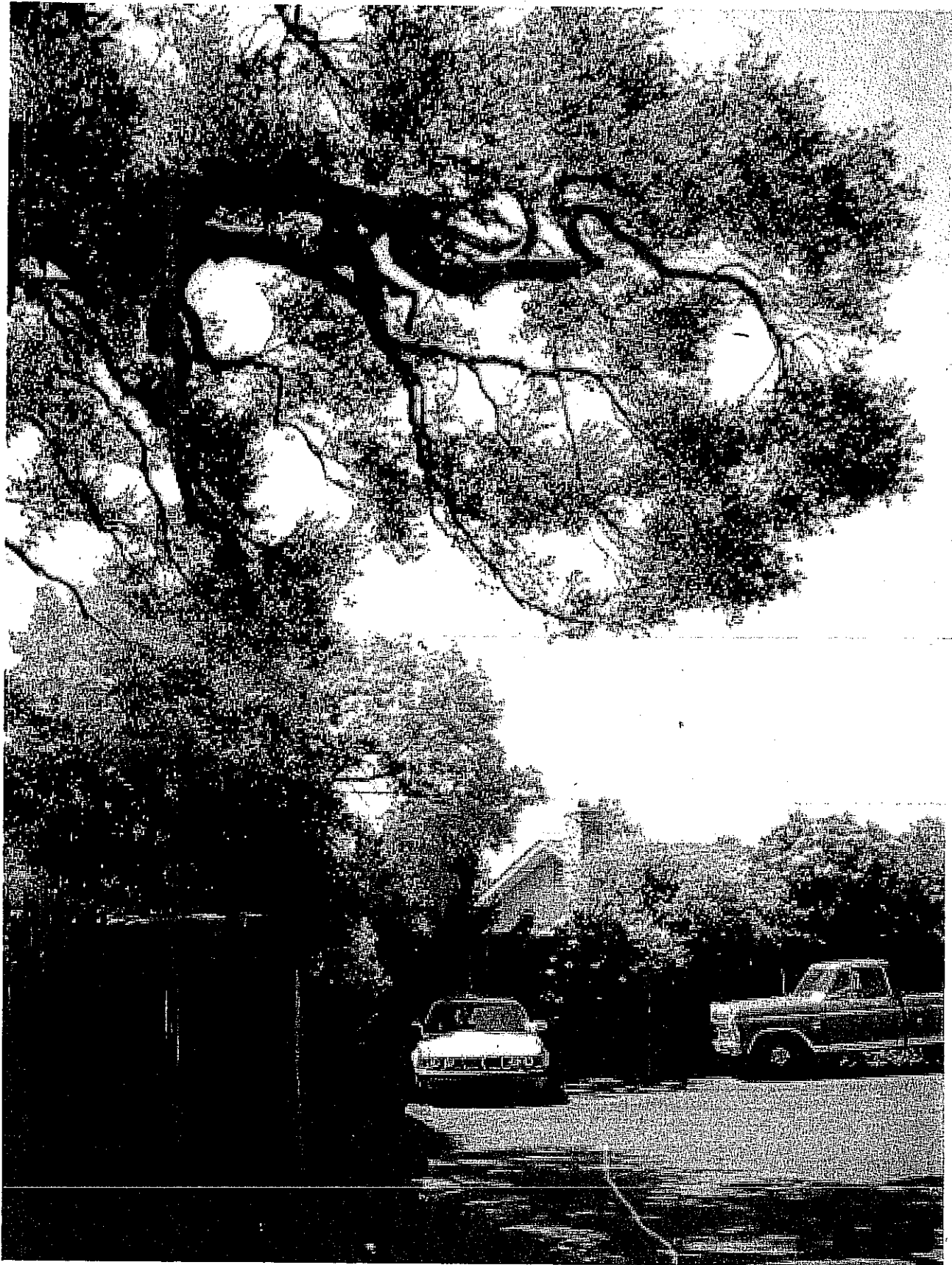
In the area of new foundation, (see photo with paint marks), the tree does have limbs that extend over this area. About 6' of overhang of the drip zone will be impacted by the foundation. This may (or may not) have an adverse effect on the health of the tree. If roots are damaged in this part of the tree root zone then structural stability will not be a factor. Only small roots will be encountered here. (Best not to do any damage if possible). Generally, it is recommended to keep out of the "drip line" whenever possible. A different type of pier and beam foundation would greatly help in minimizing the potential damage to the roots in this area. Because the neighbors house sits directly on a major portion of the root zone, that area was already compromised. Further damage to additional root zone (on such a weakened old tree) is not recommended.

Tree protection measures should be in place at the beginning of the demolition and throughout the project.

Respectfully submitted;



Blair Glenn
I.S.A. Certified Arborist #654



Robert & Sharon Jenks
1324 Bobwhite Avenue
Sunnyvale, CA 94087

Planning Division
Sunnyvale City Hall
Andy Miner, Project Planner

July 5, 2005

File Number: 2005-0106

Location: 574 Bobolink Circle (APN: 309-02-034)

We are neighbors of the proposed project to construct 4 single-family homes where 1 single-family home now exists.

The proposed density of housing is not in keeping with the character of the neighborhood, which is one residence per street-side lot.

Two houses will be 3,252 square feet and two houses behind them will be 2,769 square feet. These appear to be 4 bedroom, 3 bathroom houses.

Height

The existing blue roofed house is 15 feet tall and sits well back from the street on a lot which is higher than the rest of the other neighborhood lots.

The 4 proposed houses are enormous, will fill the site completely and are 17 feet tall each.

Will the lot be lowered to keep these 4 houses from towering over every one else?

Parking

A (4) bedroom house can easily have 4 or more drivers.

Although 2 cars can be parked inside the garage while 2 more cars are parked on the driveway, in reality this system is not easy to use and the extra cars go on the street.

The new proposed driveways will eliminate several current on-street parking places, forcing current residents to find alternative spaces.

Our concern is that there will be a severe shortage of parking places when four (4) bedroom houses are added to the existing neighborhood.

Robert & Sharon Jenks

TO: Sunnyvale Planning Commission

FROM: Jerry and Louise McComas
1330 Bobwhite Ave.
Sunnyvale, CA 94087
Phone #: 245-8006

Reference: File Number 2005-0106
574 Bobolink Circle

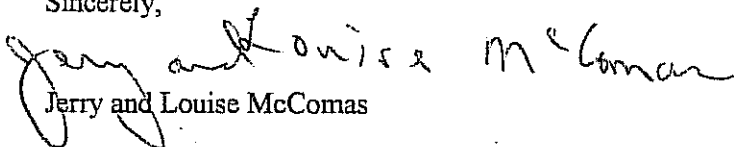
We have the following concerns regarding the 4 single-family homes being planned for the above location:

1) These houses are listed as three bedrooms, but the den could be used as another bedroom since it has a closet. This adds the potential for additional cars and need for space for them to be parked. As planned, the project is already reducing the amount of street parking that is presently available. With several courts in the neighborhood, there is already spillover parking on the main streets in the area, and we are very concerned about the potential increase and its impact on the character of the neighborhood.

2) Bobwhite Ave. and Bobolink Circle already have high automobile use and this project will add to the traffic.

We would like to see the size of houses reduced or altered in some way to insure that they are only three bedrooms to keep the number of additional automobiles to a minimum.

Sincerely,


Jerry and Louise McComas

ATTACHMENT H
Page 3 of 3

Andrew Miner - Project # 309-02-035

From: >
To: <aminer@ci.sunnyvale.ca.us>
Date: 7/7/2005 4:45 PM
Subject: Project # 309-02-035
CC:

Dear Mr. Miner,

I trust this comment is not too late for input to the hearing scheduled for Monday, 7/11/05, on file number 2005-0106 (Ap. # 309-02-035).

I have three concerns:

1. The total land use for the proposed four houses is approximately 41% of the 29,250 square feet of land on the property. This does not account for the common access driveway for the two rear houses. My guess would be that the total usage of the land would be 50 or more percent leaving about 14,625 square feet for family yard space (averaging 3656 square feet per house). This is very restrictive for single family housing.
2. I'm concerned about traffic impact, in particular those turning left from Bobolink Circle onto Bobwhite Avenue with only a small fraction of a block to Fremont Avenue. It is already heavily traveled. Noting each house has a two car garage, it seems there are potentially eight (or more) additional cars in the neighborhood. Additionally, Bobwhite Avenue is becoming a significant thoroughfare with noticable speeding.
3. In addition, I believe that there is significant potential pollution resulting from the fireplaces in the houses. Even if they are natural gas fired, there is pollution involved. With the prevailing wind from the north, the major portion of pollution will blow further into the development.

Thank you, Mr. Miner, for considering my concerns.

Sincerely,
John K. Crawford
1316 Bobwhite Ave.
Sunnyvale, CA 94087

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE AMENDING THE PRECISE ZONING PLAN, ZONING DISTRICTS MAP, TO REZONE CERTAIN PROPERTY LOCATED AT 574 BOBOLINK CIRCLE FROM R-0/S (LOW DENSITY RESIDENTIAL/SINGLE STORY) TO R-0/PD/S (LOW DENSITY RESIDENTIAL/PLANNED DEVELOPMENT/SINGLE STORY) ZONING DISTRICT

THE CITY COUNCIL OF THE CITY OF SUNNYVALE DOES ORDAIN AS FOLLOWS:

SECTION 1. AMENDMENT OF PRECISE ZONING PLAN. The Precise Zoning Plan, Zoning Districts Map, City of Sunnyvale (Section 19.16.050 of the Sunnyvale Municipal Code) hereby is amended in order to include certain properties within the R-0/PD/S (Low Density Residential/Planned Development/Single Story) Zoning District which property is presently zoned R-0/S (Low Density Residential/Single Story Zoning District. The location of the properties is set forth on the scale drawing attached as Exhibit "A."

SECTION 2. CEQA – NEGATIVE DECLARATION. The City Council hereby determines that the Negative Declaration prepared for this ordinance has been completed in compliance with the requirements of the California Environmental Quality Act (CEQA) and reflects the independent judgment of the City, and finds that adoption of the ordinance will have no significant negative impact on the area's resources, cumulative or otherwise. The Director of Community Development shall file a Notice of Determination with the County Clerk pursuant to CEQA guidelines.

SECTION 3. EFFECTIVE DATE. This ordinance shall be in full force and effect thirty (30) days from and after the date of its adoption.

SECTION 4. POSTING AND PUBLICATION. The City Clerk is directed to cause copies of this ordinance to be posted in three (3) prominent places in the City of Sunnyvale and to cause publication once in The Sun, the official newspaper for publication of legal notices of the City of Sunnyvale, of a notice setting forth the date of adoption, the title of this ordinance, and a list of places where copies of this ordinance are posted, within fifteen (15) days after adoption of this ordinance.

Introduced at a regular meeting of the City Council held on _____, 2006, and adopted as an ordinance of the City of Sunnyvale at a regular meeting of the City Council held on _____, 2006, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

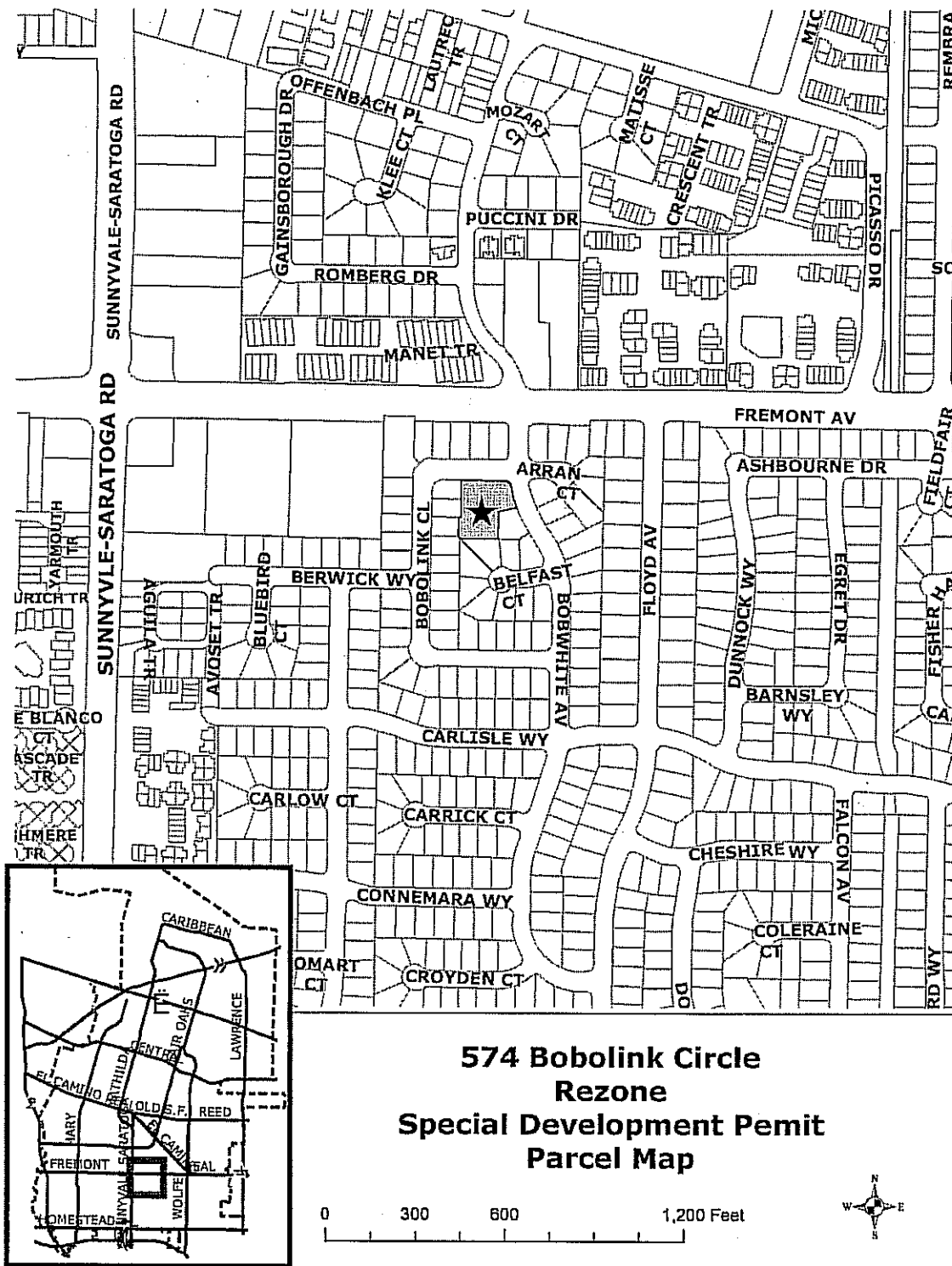
APPROVED:

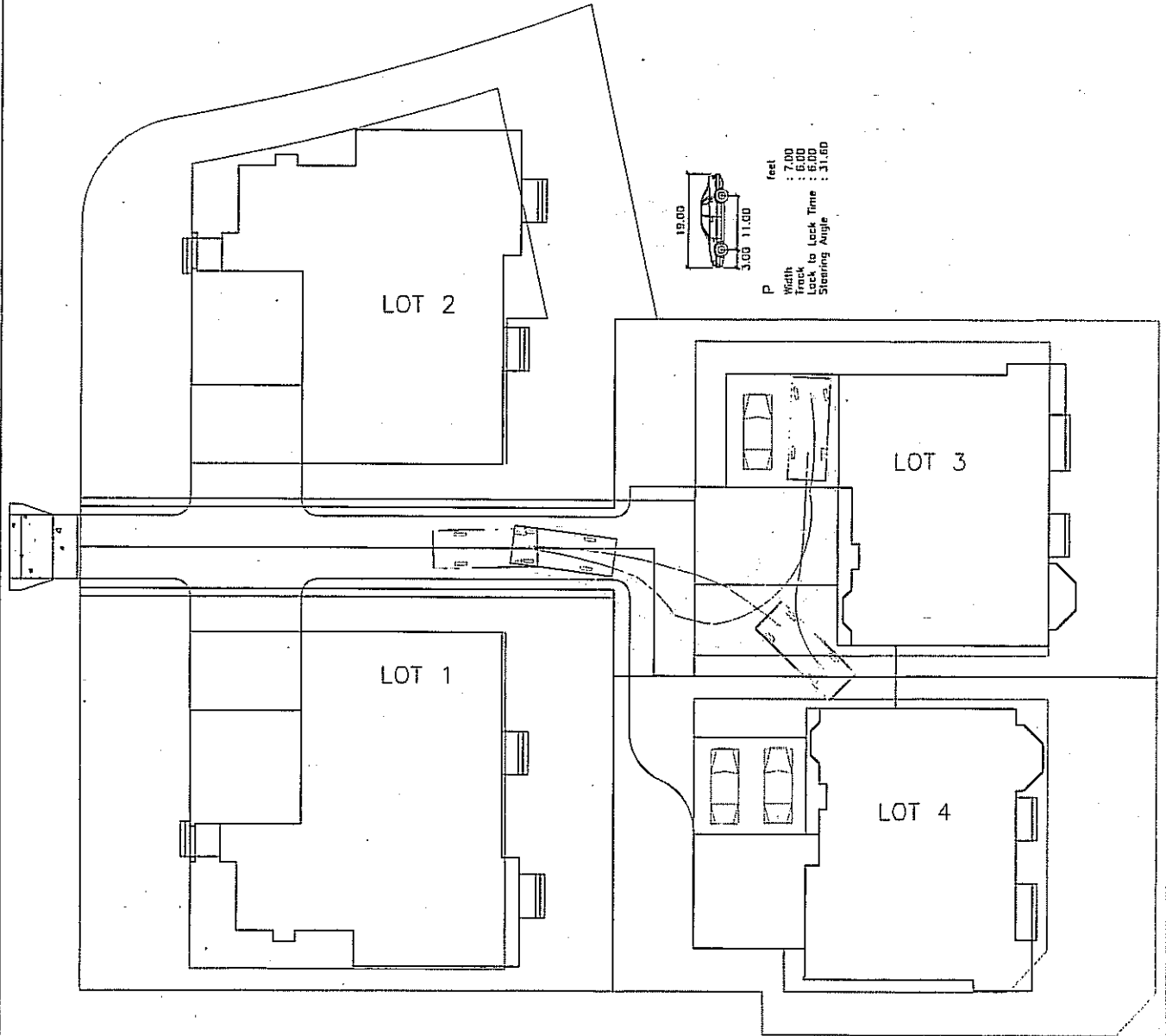
City Clerk
SEAL

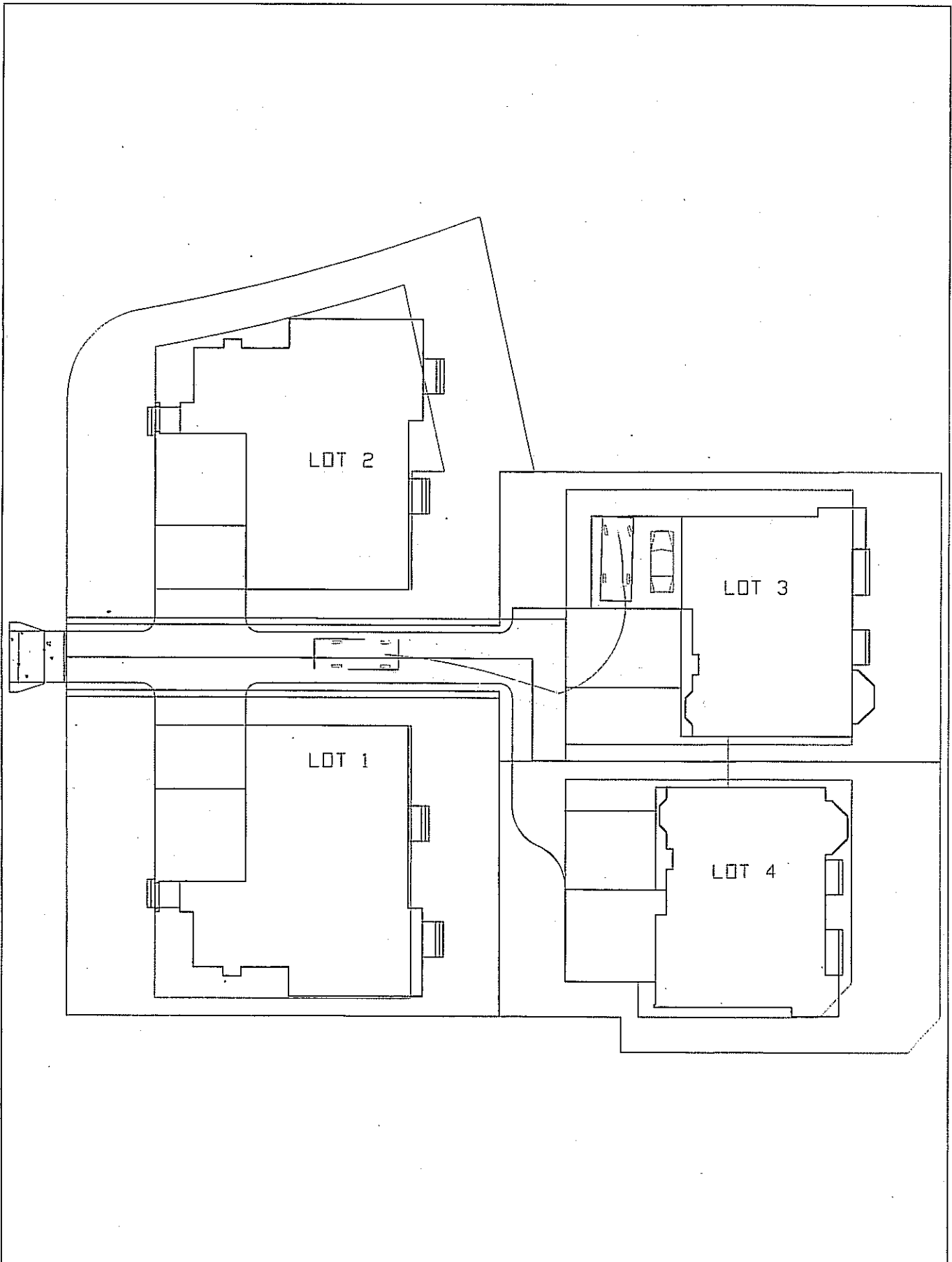
Mayor

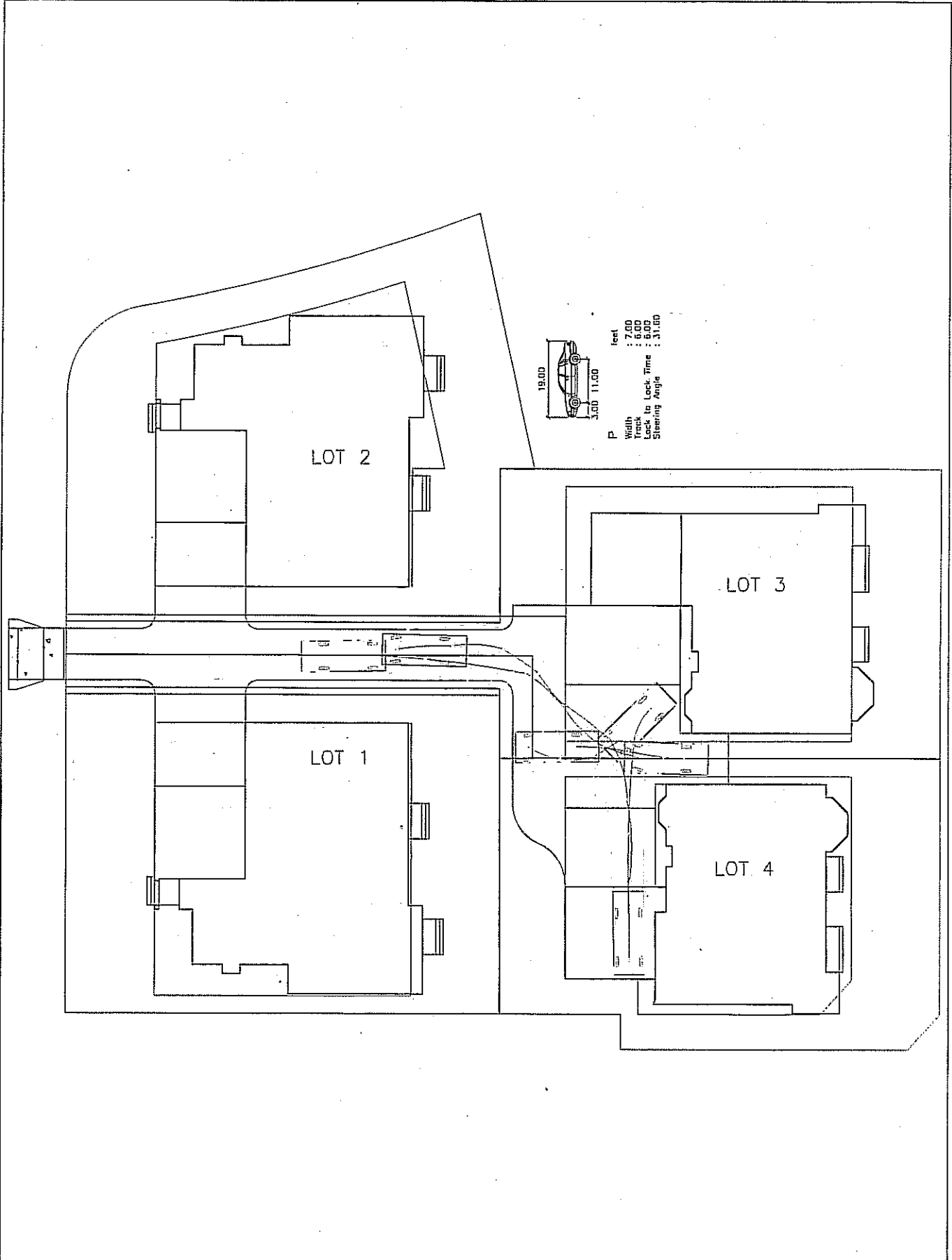
APPROVED AS TO FORM AND LEGALITY:

David E. Kahn, City Attorney









PLANNING COMMISSION MINUTES OF AUGUST 14, 2006

2005-0106 – The Ridgecrest Group [Applicant] **Omid Shakeri** [Owner]: Application for related proposals on a 29,250 square foot site located at **574 Bobolink Circle** (near Bobwhite Avenue) in an R-0/S (Low-Density Residential/Single Story Combining District) Zoning District. (Negative Declaration) (APN: 309-02-034) AM;

- **Rezone** from R-0/S (Low-Density Residential/Single Story Combining District) to R-0/PD/S (Low-Density Residential/Planned Development/Single Story Combining District),
- **Special Development Permit** to construct 4 single-family homes and,
- **Parcel Map** to subdivide one lot into four lots.

Comm. Rowe recused herself as she lives within 500 feet of the proposed development.

Andy Miner, Principal Planner, presented the staff report. He said, at the request of neighbors that the Commissioners have been provided with a copy of the petition submitted to Planning Commission in July 2005 with 98 signatures listing the neighbors' concerns about the development including impact on traffic and the opposition to the proposed number of homes. He also submitted several color boards on the dais for the Commissioners to review. Mr. Miner said that since July 2005, the applicant has made several changes to the plans and staff is now recommending approval of the project subject to the Conditions of Approval (COAs). He mentioned that there should be an additional COA requiring a walkway that extends from units one and two out to Bobolink Circle. He provided several corrections to the report including Attachment I, Section 1 correcting the code number referenced to 19.016.050 and correcting the Project Data Table on page 3 to reflect that the existing house is 20 feet instead of 15 feet in height.

Comm. Hungerford asked staff about the proposed deviation of 7.5 feet on the lot width of lots three and four. Mr. Miner clarified that the portion of the lots that are 7.5 feet are the driveway portion.

Vice Chair Sulser asked staff about the proposed building height deviation of three additional feet stemming from the grading of the site. Mr. Miner said it is not the "grading" though this site does have a grade change. He said the lots are leveled out to make the pads, but he could not say whether these lots are higher or lower than the adjacent properties.

Chair Klein asked where the height of the existing building is measured. Mr. Miner clarified that the height of the existing building measures 20 feet from the top of curb.

Chair Klein opened the public hearing.

Omid Shakeri, represented the Ridgecrest Group. He addressed Vice Chair Sulser's question about grading and said that these lots are where the remainder of a farmhouse stood and are lower than other nearby houses. He said the whole block drains down towards these lots and into a drain. He said the only other lots lower are across the street. He said he has been working on this project for about a year resulting in several variations in design and thanked staff for their patience. Mr. Shakeri said the applicant met with the neighbors on several occasions to listen and address their concerns. He said this is not a unique subdivision and that there are other subdivisions with two lots in back and two lots in the front. He said that the proposed homes are about 1900 square feet and are on lots of over 7,000 square feet. He said these are smaller homes for the proposed lot sizes and it is important to retain the proposed four homes for the project or it will not be financially feasible to complete the development. Mr. Shakeri said the applicant has tried to make the design compatible with the neighboring homes and to use high-quality products, as they have done with their other projects completed in Sunnyvale. He said the applicant has two issues of concern, the first being the issue of possibly reducing the number of units to three. He commented that the City's General Plan encourages that the density should not drop below 75% of the allowable density and to reduce the proposed project to three units would drop the density below 75%. He said the City's policy is to provide more affordable housing and three housing units would make the housing prices go up. He said the second issue is regarding traffic which the Traffic Division had no concerns about this location. He said the applicant made changes anyway and revised the plans to include one driveway rather than three to help reduce any impact on traffic.

Comm. Simons asked what the proposed style of architecture is called. Mr. Shakeri said he would call the style contemporary and said that the homes include updated ranch-style features.

Tammy Kummerehl, a resident of Sunnyvale, said that unlike what Mr. Shakeri said that the proposed subdivision would be a unique configuration in this neighborhood. She said any families with elementary age children that may reside in the proposed homes would be in the Stockmeir School area, which is already overcrowded and that building this subdivision with four homes would cause more traffic and parking issues. She encouraged the Planning Commission to approve three homes rather than the proposed four homes as the lot is almost a 30,000 square foot lot and by subdividing the existing lot into three lots, the lot sizes would be more similar to the neighboring houses.

Comm. Simons asked Ms. Kummerehl if the Planning Commission were to approve three houses rather than four and one of the three lots were larger than the other two, how large of a house would she consider appropriate for the larger lot. Ms. Kummerehl said it would depend on the square footage of the larger lot. She said she would like to keep the Floor Area Ratio (FAR) consistent with the neighborhood, which would be below 40%. Comm. Simons commented that any home in this neighborhood could go up to 45% FAR for a single-story home without a public hearing requirement.

Marissa Kacmarsky, a resident of Sunnyvale, reiterated the same concerns of Ms. Kummerehl, regarding population, traffic and FAR. She acknowledged Comm. Simons comment that this particular neighborhood could go up to 45% FAR, but commented that the neighbors have not chosen to increase the FAR, probably because they like the grass areas and yard space. She said one of her concerns with the new homes proposed is there seems to be less yard space and more concrete, sidewalks, stone and tile roofs. She said that technically there might not be an environmental impact, but that all the materials could increase heat in the summer time. She said she agrees that three homes for this area would be better and that four homes are too many people and too much building into a little space.

Dan Halden, a resident of Sunnyvale, said he shares the same concerns as Ms. Kummerehl and Ms. Kacmarsky. He said that due to overcrowding at the elementary school that his son is unable to attend the local school. He said that traffic is an issue as this particular area is a major egress for the neighborhood. He said in the mornings there are kids going to elementary and high school and there are a lot of cars going through this area. He said currently drivers can see around the corners, but he respectfully disagrees with the traffic staff and feels that the proposed project will cause a traffic impact and become a public safety issue.

Martin Mueller, a resident of Sunnyvale, said he has concerns about traffic with the proposed development. He said if each house had four cars that potentially there could be an additional 16 cars going in and out of one driveway on to a busy street. He said his other concern is the appearance of the neighborhood. He said currently when you enter the neighborhood from Fremont Avenue that you enter an open and inviting neighborhood. He said if four homes are built on the property that a signature corner is being taken away from the neighborhood. He said last year 98 people signed a petition requesting the number of units for the project be reduced from four to three homes. He feels that not much has changed and the concerns of last year are still valid.

Jim Beavers, a resident of Sunnyvale, said in his opinion that this project is a disaster. He said the name of the tract was originally "Country Lane" as there was open space. He said he is also concerned with traffic and feels the Traffic Division has probably not seen this corner during the busy hours. He commented that if he had his choice he would rather not see any houses built, but he could live with two or three.

Sharon Janks, a resident of Sunnyvale, said her concern with the proposed development is the height of the new houses combined with the slope of the property as she lives across the street from the site and her property is lower than the existing property. She shared several photos as examples of the current height of the existing building and said she is concerned about the new homes towering over her home. She said that the new homes would be taller and the front setbacks less so the homes would be closer to the front of the site.

Mary Taffe, a resident of Sunnyvale, asked why this subdivision is being considered for Planned Development (PD) zoning as the developer would only be allowed to put two

houses on the site if it were not PD. She said if the zoning were not being changed she does not think any of the neighbors would have needed to attend this meeting as it seems this is being zoned PD to accommodate the developer and not the neighborhood.

Jerry McComus, a resident of Sunnyvale, said he agrees with everything the neighbors have said this evening and it would be nice if the development could be limited to three houses. He said his biggest concern is about the traffic and mentioned several accidents that he recalls from over the years. He said many drivers in this neighborhood drive excessively over the speed limit.

M. Balakrishnan, a resident of Sunnyvale, said his concerns with this development are that it will negatively impact the traffic and increase parking on the street.

Mr. Shakeri said the applicant would try to lower the grade of the lot as much as possible while maintaining the drainage out to the front of the property. He commented that this lot is on the edge of the neighborhood and should not have a negative impact on this neighborhood. He added that there are several PD zoned lots nearby. He said that reducing the units to three would not have a significant affect on the traffic impact or the configuration of the lot.

Comm. Simons asked staff and the applicant why a PD zone is being requested for this subdivision. Mr. Miner said that in order to put more than two homes on this property the zoning has to be changed to PD to meet the lot width requirements, which allowed the flag-lot configuration, and the height deviation. He said when every aspect of the zoning code requirements cannot be met, a technique used to help meet the requirements is to make the site PD zoned and include in part of the deviations the findings that must be made to make the deviations. **Trudi Ryan**, Planning Officer, added that other flag-lot situations throughout the community have been handled through the PD combining district so the lot configuration could be considered as part of the Special Development Permit that goes with that zoning, or a variance has been granted for the lot width to allow the flagpole portion of the lot.

Mr. Shakeri said the PD zoning is designed for lots like this and if a variance had been applied for that he thinks the findings for the variance could have been met.

Chair Klein closed the public hearing.

Comm. Hungerford commented to staff that clearly the Planning Commission is struggling with this decision. He referred to page nine that lists some Single-Family Design Techniques. He said that some of the guidelines go beyond architecture and asked if the guidelines also include the placement of houses on a lot. Ms. Ryan said yes that the Single-Family Design Techniques include site-planning issues, architectural character issues, details of architecture, height, bulk, architecture of structure, whether the design fits in with the character of the neighborhood, and placement on the site.

Comm. Simons asked staff if color restrictions could be placed in the COAs requiring that staff approve future color changes. Ms. Ryan said yes that color change approval is a common requirement for both retail and residential developments.

Comm. Hungerford moved for Alternative 3 to adopt the Mitigated Negative Declaration and do not introduce an Ordinance to Rezone 574 Bobolink Circle and deny the Special Development Permit and Tentative Map. The motion died due to lack of a second.

Comm. Ghaffary referred to the findings in Attachment A and asked staff if they were able to make all of the findings to approve the project. Mr. Miner said that staff determined that the findings can be made. Comm. Ghaffary commented that there are other PD areas in the neighborhood and asked if this PD is this more detrimental to the neighborhood than the other PD areas. Ms. Ryan said that is a judgment call of the Commission. She said that this proposed PD area has different underlying zoning (R-0) than some of the other nearby PDs (R-2). She referred to page two of the report and said that this is the only proposed PD lot in this area south of Fremont Avenue that would be a PD with R-0 zoning. Comm. Ghaffary and staff further discussed other PDs in the area determining that the underlying zoning on this project is more similar to the adjacent properties than some other PD zones in the city.

Comm. Simons asked staff if the Commission could specify the maximum from the curb that the grade could be reduced. Ms. Ryan said that it is possible that the Commission could make that decision, but that she felt that the Commission probably does not have the information tonight to make that call. She said that instead the height of the structure could be addressed instead of the grade. Ms. Ryan said one of the reasons staff measures from the curb is so adjacent property owners are not surprised if grading occurred. She said the Commission could specify that the house could be no more than a certain number of feet from the existing grade, which gives some definition and specifications to the neighbors as to what they can expect. Comm. Simons asked if the present heights of the structures are based on a zero grade change. Ms. Ryan said that essentially, there is not a big grade change and the proposed buildings in the rear lots would be at a similar elevation to the existing house.

Comm. Babcock asked staff what the zoning is for homes on Avoset and Aguila Terraces. Ms. Ryan said those areas are zoned R-2 and are smaller lots with considerably higher FAR than what is seen in the rest of the neighborhood. Comm. Babcock and staff discussed several other properties and their zoning in the neighborhood.

Comm. Simons moved for Alternative 2 to adopt the Mitigated Negative Declaration and introduce an Ordinance to Rezone 574 Bobolink Circle from R-0/S to R-0/PD/S and approve the Special Development Permit and Tentative Map with modified conditions: to include staff's recommendation for the walkways for units one and two going out to Bobolink Circle; to have no grade change or to reduce the grade a foot or two; to add a COA requiring approval by staff of any future housing

color changes for the PD plan; to add COA 5.J that the trees planted be mature, large species trees as appropriate for placement on the site. Comm. Babcock seconded. She asked for a Friendly Amendment that part of Comm. Simons' motion regarding grade change be worded that the staff and the applicant work together in an attempt to reduce the grade. Comm. Simons suggested that the wording include the guarantee that the grade not be increased and that the applicant and staff work toward reducing the grade. Comm. Babcock agreed to the suggestion. Ms. Ryan asked if Comm. Simons and Comm. Babcock were saying that the finished floor not be any higher than the **existing** finished floor and if possible the floor should be lower. Comm. Simons said that is correct. Ms. Ryan added that the two houses closer to Bobolink will be lower per the grading plan.

Chair Klein asked if it would help to list the height of each unit on a per house bases. Ms. Ryan said there is a grading plan with the Tentative Map and asked if the wording should include **that the grades would be no higher than the grading plan with the Tentative Map, that there would be no modifications to the grading plans that would result in a higher finished floor and would also encourage lower grades for the finished floor if possible.** Comm. Simons and Comm. Babcock agreed to Ms. Ryan's suggestion for the wording regarding the grading.

Comm. Simons said in the study session that he had encouraged a three-house design with a larger house in the back which would allow the large tree to remain. He said though, that as a Planning Commissioner there are findings that need to be met or not met. He said he is able to make the findings on this project. He commented that he would be recommending a study issue item or a recommendation to staff and City Council regarding this issue. He said that the four proposed homes are modest in size and are on nice size lots. He said he has seen modifications to homes with increases from 500 to 2000 square feet and that many of these larger increases can be approved by staff without a public hearing.

Comm. Babcock said she also had encouraged a three-house design at the study session, but also said she is able to make the findings. She said that over time this subdivision and house design would fit into the neighborhood. She said she feels four houses should have a minimal impact to the neighborhood and that this is a nice, quiet single-family neighborhood.

Comm. Hungerford said he is not able to make the findings and cannot support the motion. He said that this orientation does not fit into this neighborhood and he does not feel that this subdivision meets the basic design principal in Attachment A, page 1, "2.21 Reinforce prevailing neighborhood home orientation and entry patterns." He said he recalls approving similar subdivisions in the past, but they were all in neighborhoods where other similar subdivisions already existed. He said this would be the first time in this neighborhood where a subdivision like this would be allowed and he feels it does not fit with the character and orientation of neighborhood.

Chair Klein said he would be supporting the motion. He said he had some of the same concerns as **Comm. Hungerford**, but based on the size of the lots, the findings, and the changes the developer has made to the project since the Planning Commission first reviewed this that he can support the motion. He said even with the subdivision that the homes are still being built on relatively large lots. He offered a **Friendly Amendment** to accept the corrections **Mr. Miner** made to the report and COAs including **Attachment I, Section 1** correcting the code number referenced to 19.016.050 and the **Project Data Table** on page 3 showing the current house being 15 feet in height when it is actually 20 feet. The **Friendly Amendment** was accepted by the maker and seconder of the motion.

ACTION: **Comm. Simons** made a motion on 2005-0106 to adopt the **Mitigated Negative Declaration** and introduce an Ordinance to Rezone 574 Bobolink Circle from R-0/S to R-0/PD/S and approve the **Special Development Permit** and **Tentative Map** with modified conditions: to add a COA that walkways be added for units one and two going out to Bobolink Circle; to add a COA that the grades would be no higher than the grading plan with the **Tentative Map**, that there would be no modifications to the grading plans that would result in a higher finished floor than the existing home and that staff would work to help lower the grade of the finished floor if possible; to add a COA requiring approval by staff of any future housing color changes for the PD plan; to add COA 5.J that the trees planted be mature, large species trees as appropriate for placement on the site; to modify the report **Attachment I, Section 1** correcting the code number referenced to 19.016.050 and the **Project Data Table** on page 3 showing the current house being 15 feet in height when it is actually 20 feet. **Comm. Babcock** seconded. Motion carried, 5-1-1, **Comm. Hungerford** dissenting, **Comm. Rowe** recused herself.

APPEAL OPTIONS: This item is scheduled to be heard by City Council at the September 26, 2006 meeting.

Comm. Simons commented that he feels this neighborhood has a traffic issue regardless of whether four houses are built on this site or no houses. He said if there is a request for a traffic calming study from this neighborhood that he recommends to staff and City Council for the prioritization of that request by placing the request toward or at the top of the prioritization list. **Ms. Ryan** said that this recommendation would be forwarded to the appropriate staff to determine if the neighborhood meets the threshold or if there is any neighborhood interest.